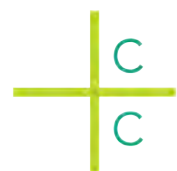




Whittemore Park Plan

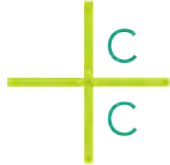
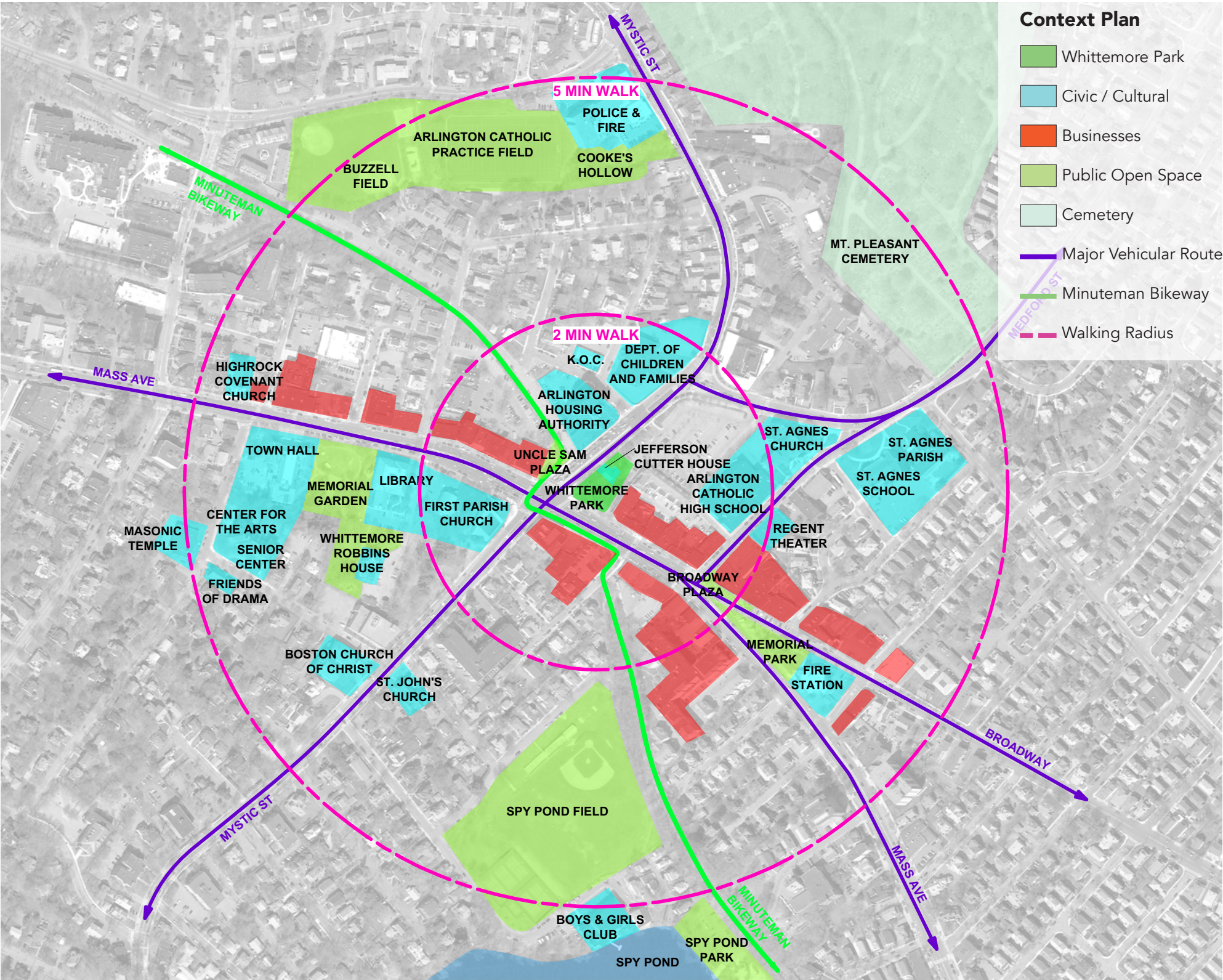


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Whittemore Park Planning Project
August 2018

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Site Context

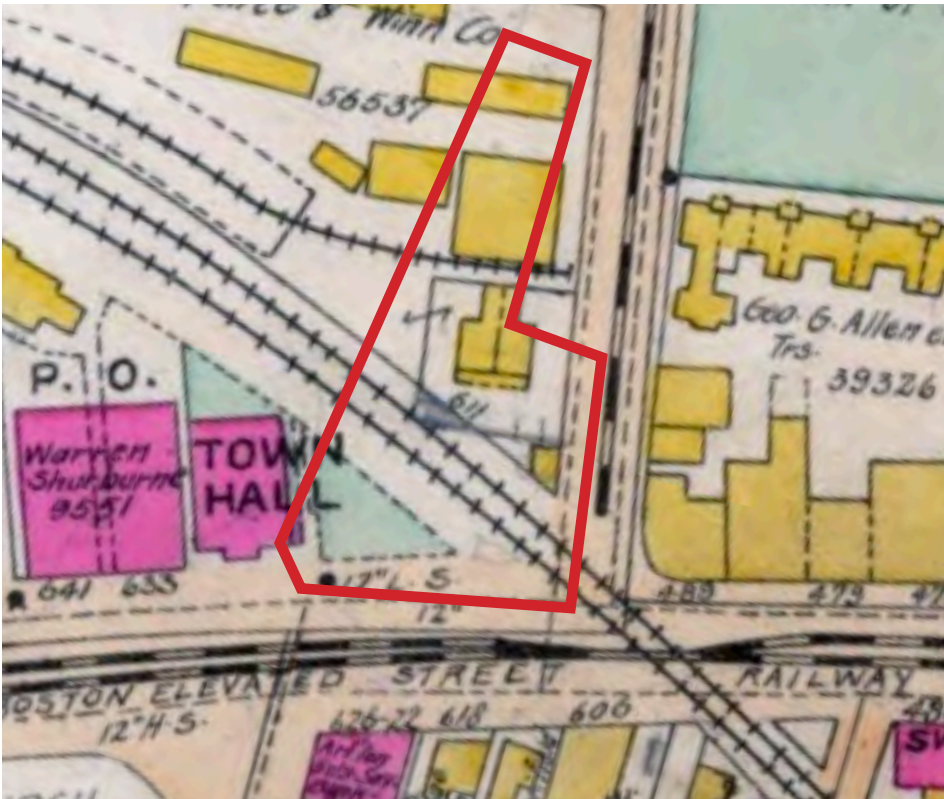
Whittemore Park, located at the corner of Mass Ave and Mystic St, was initially created when the Jefferson Cutter House was moved to the site in 1989. The park also features a small section of railroad track, which is the remains of a railroad line built around 1846.

The Jefferson Cutter house was added to the National Register of Historic Places in 1992 for its "association with one of Arlington's founding families", and as a

"distinguished example of early 19th-century domestic architecture." The nomination also made note of the rail tracks as a contributing resource, adding to the overall historic significance of the site.

Today the site occupies an important location at the crossroads of the town's central business district, seat of government, and in the heart of its cultural district. The park is currently used to host a number of community and art-related events throughout the year and the parking lot behind the site is used for the weekly Farmer's Market during the growing season.

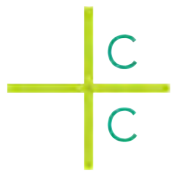
The Jefferson Cutter House is home to the Cyrus Dallin Museum, the Cutter Gallery, and the Arlington Chamber of Commerce.



1875

1969

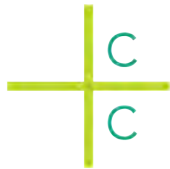
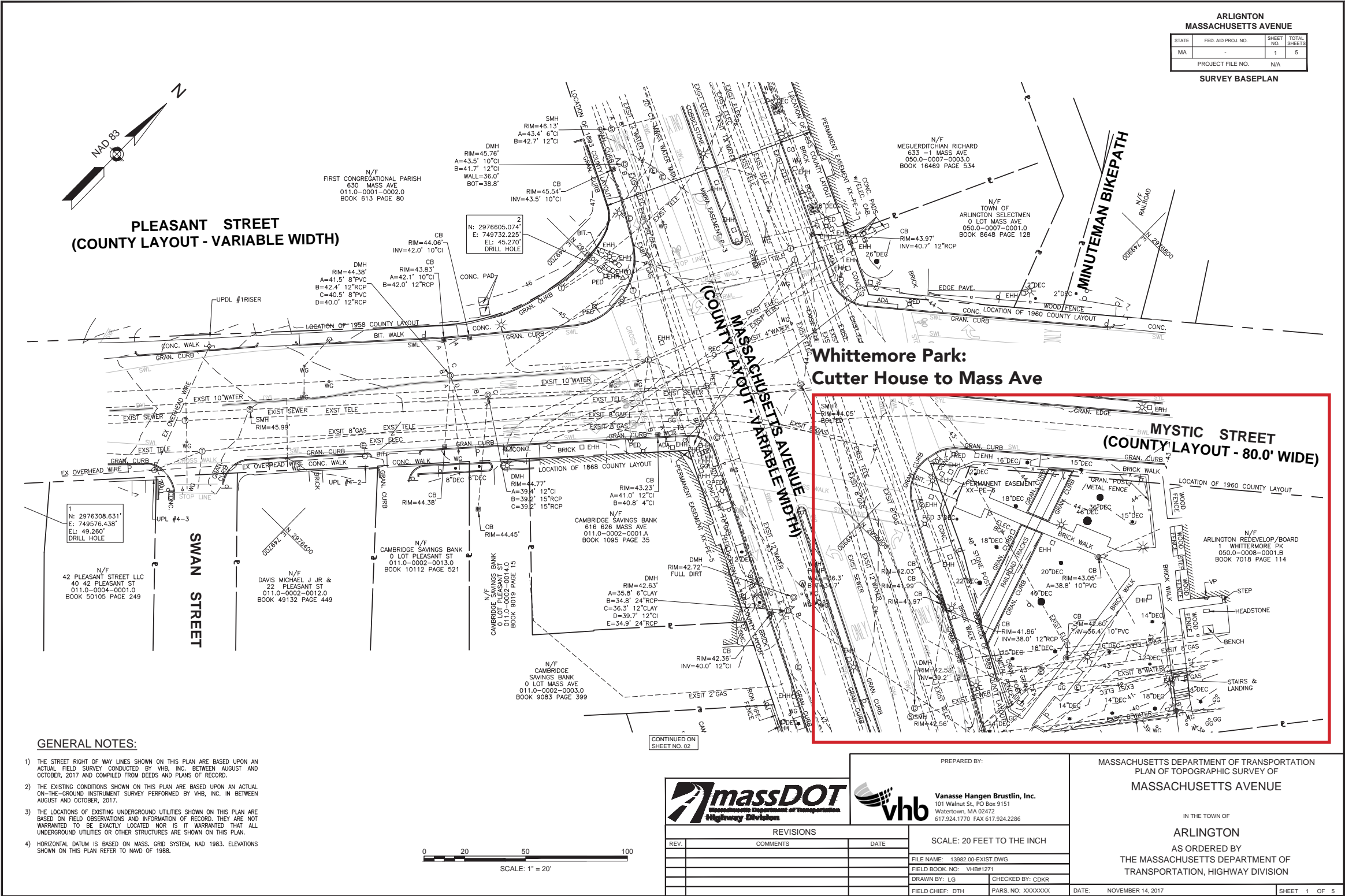
1989



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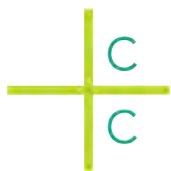
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Site Survey



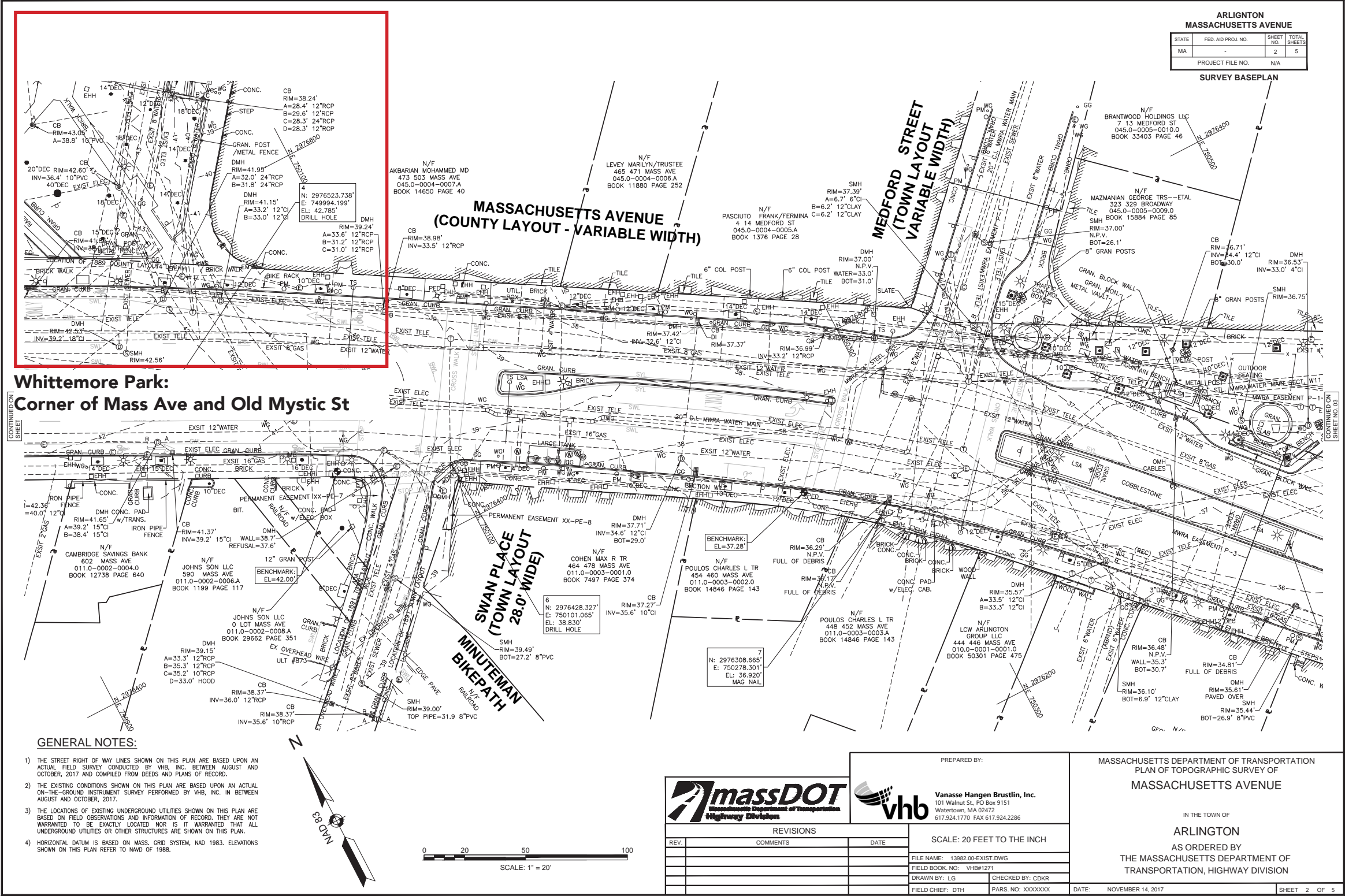
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Mass Ave Survey

Existing Site Conditions

The most prominent feature in the park is the stretch of remnant railroad tracks comprised of metal rails, wood ties, and gravel surfacing in fair condition. The tracks are retained by granite curbs and sit below the level of the rest of the park. The park is surrounded by a granite pier and metal rail fence, which is in poor condition. The lawn throughout the site is in poor condition due to overuse and competition with over-mature trees. As a result, much of the site is exposed or eroding soil. The crossing brick paths are heaving and deteriorating in areas. The park is mostly flat but slopes down fairly sharply at the east corner, where the grade is held back by multiple retaining walls. The Cutter House is separated from the park by a wooden fence that is in poor condition. The sideyard gardens to the house are overgrown and provide little gathering opportunity.



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Existing Site Plan

Site Analysis

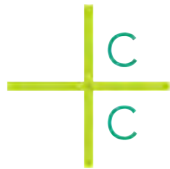
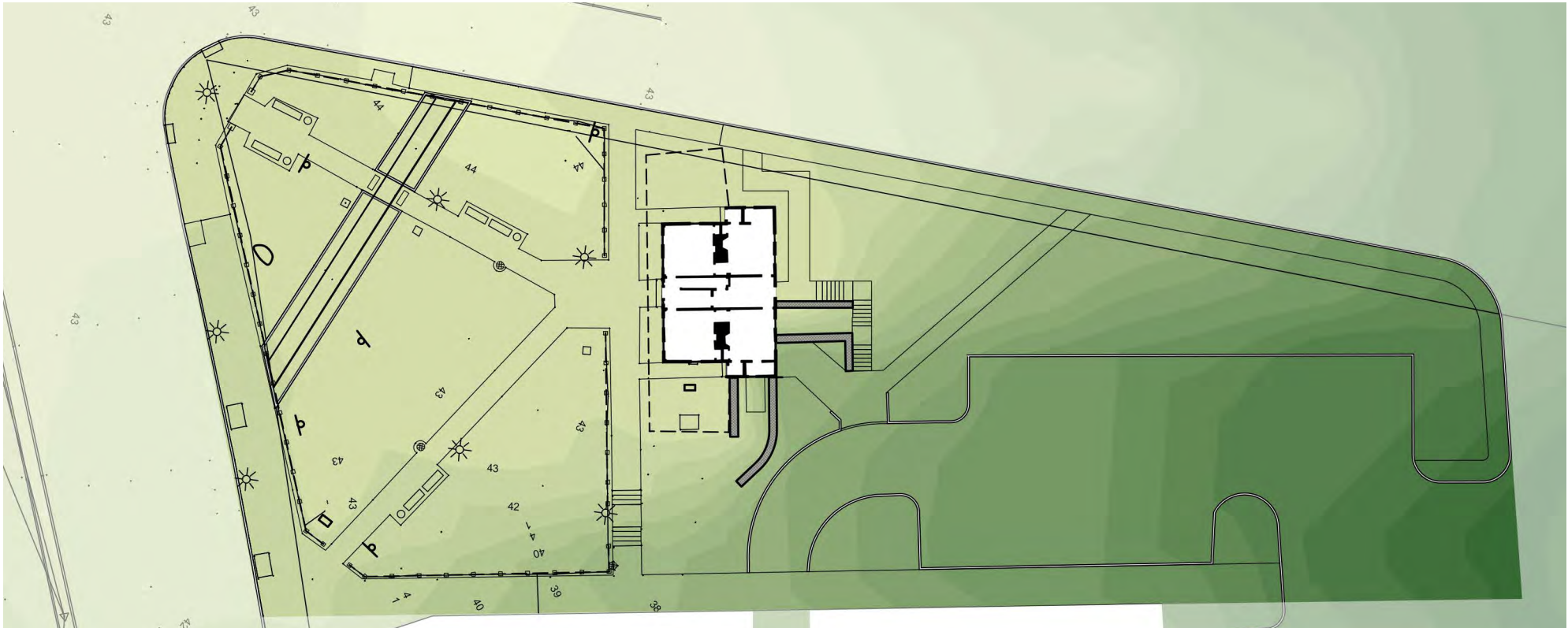
Slope Diagram

- Accessible Slope (0-5%)
- Inaccessible Slope (5-10%)
- Steep Slope (10-25%)
- Very Steep Slope (>25%)



Elevation Diagram






- Highest Point
- Lowest Point







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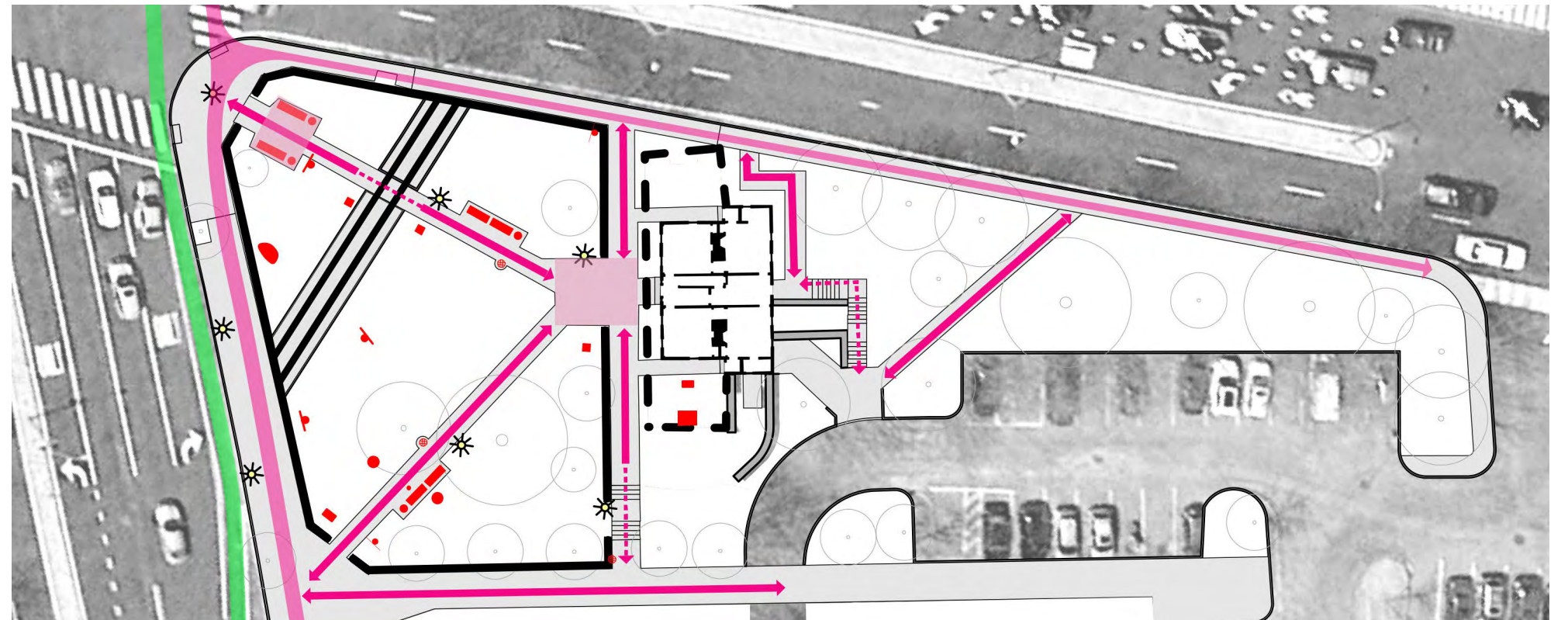
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Movement






- Walking Route in Park 
- Walking Route with Accessibility Barriers 
- Walking Route Outside Park 
- Bike Route 
- Gathering Space 

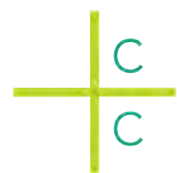
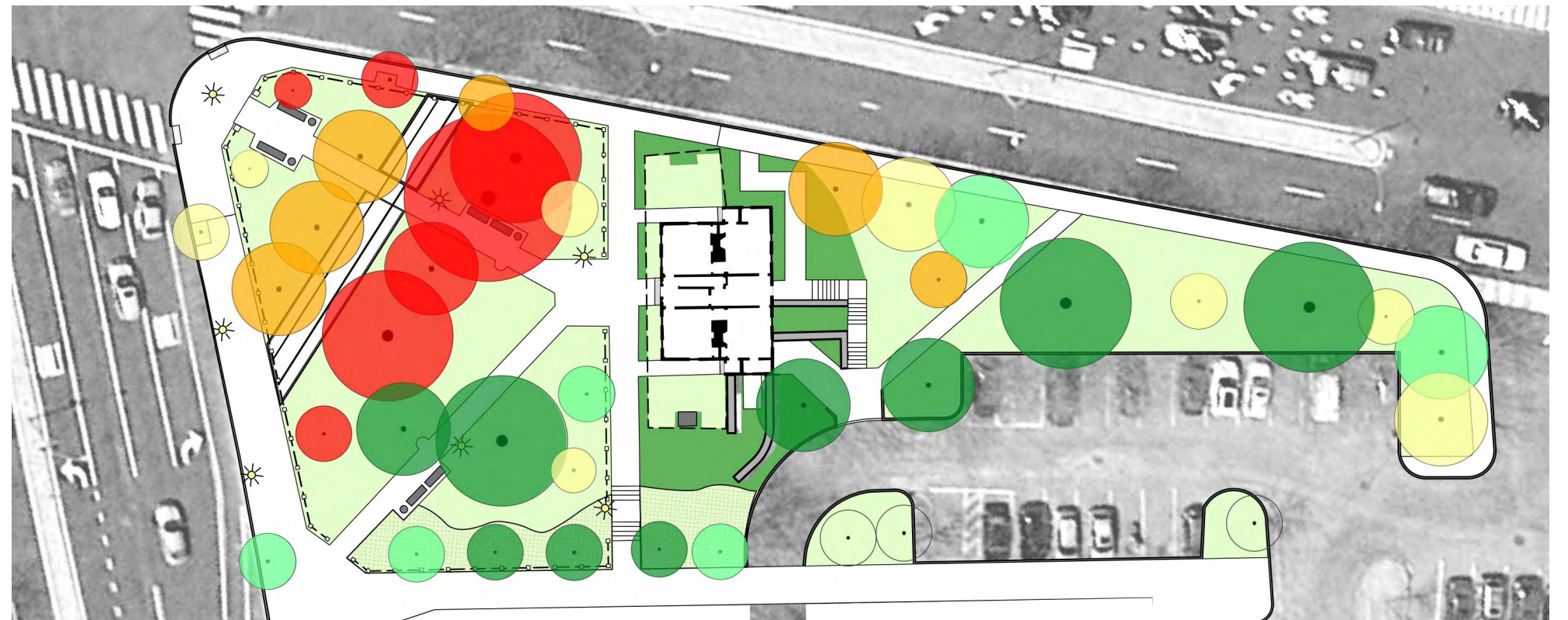
Barriers

- Granite Post and Rail Fence 
- Wood Fence 
- Rail Tracks 
- Structures 



Canopy Quality

- Very Good 
- Good 
- Fair 
- Poor 
- Failing 



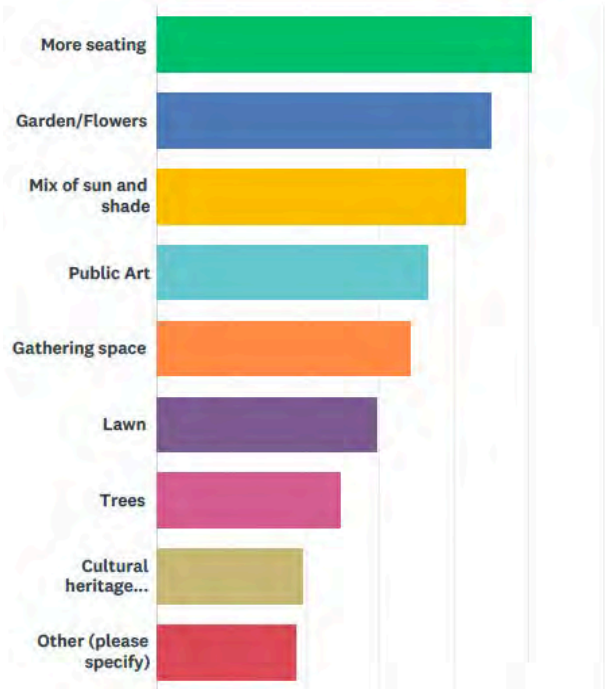
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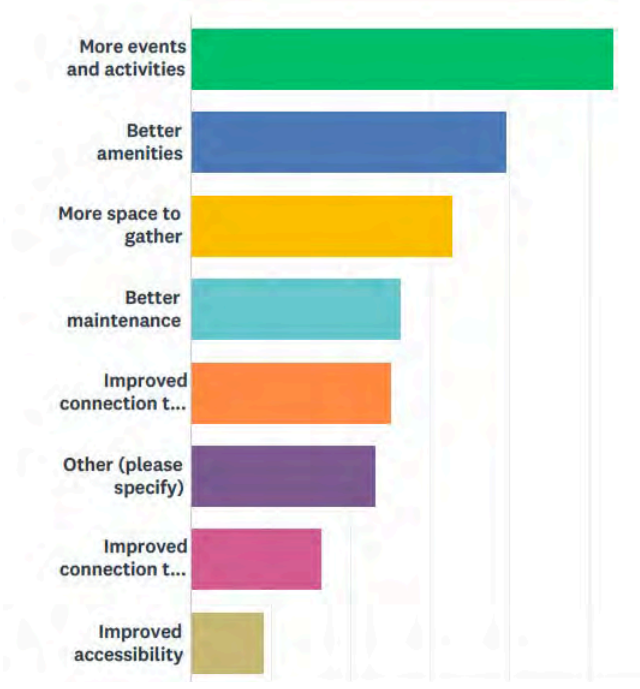
Public Process

The public was engaged at key milestones throughout the conceptual design process. Both traditional public forums and non-traditional engagement events were used to gather information about the site and to solicit feedback on design options. The non-traditional engagement included a drop-in style Open House where designers listened to residents discuss the existing site, an online opinion survey, and a Design Day where the designers and community met in Whittemore Park to walk through proposed options.

What amenities would you most like in the improved park?

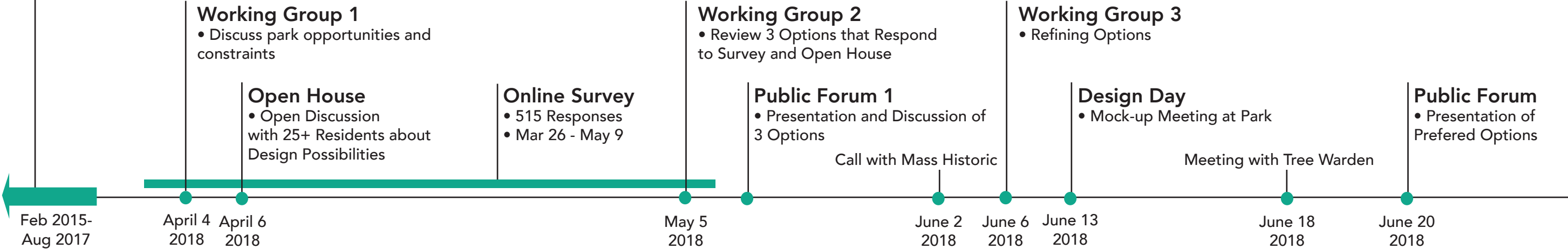


What improvements would encourage you to spend more time in the park?



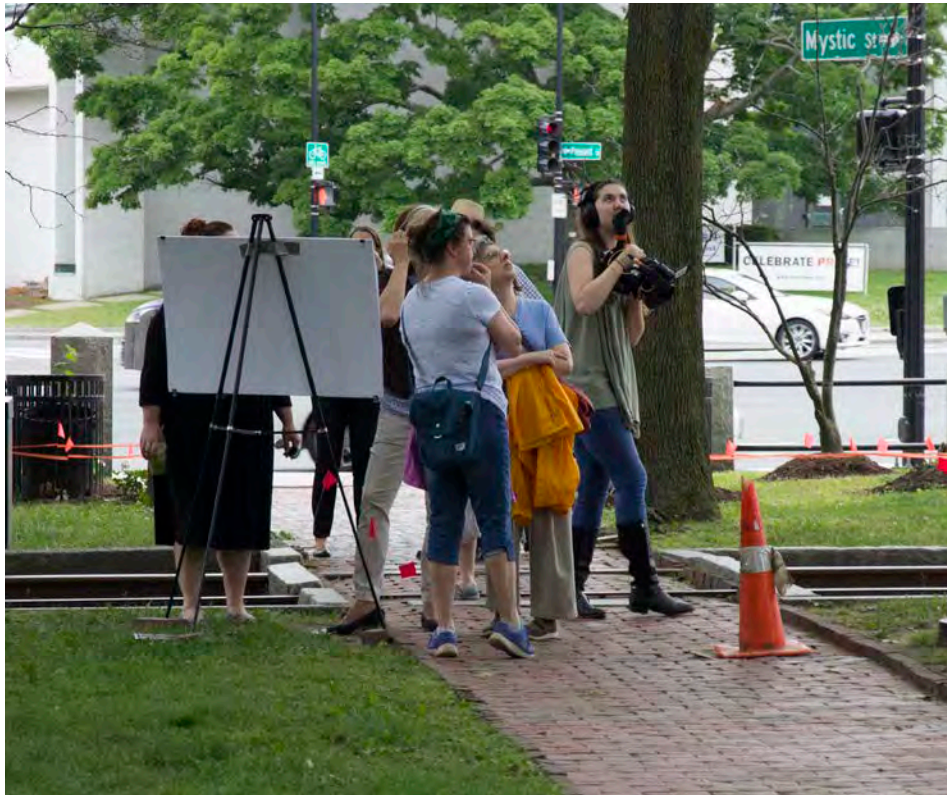
Arlington Master Plan
Arlington Open Space and Rec Plan
Mass Ave Streetscape Plan
Arlington Arts and Culture Action Plan

- Park identified as needing renovation
- Site identified as a location with great potential for shared experience: arts, cultural, and passive recreation



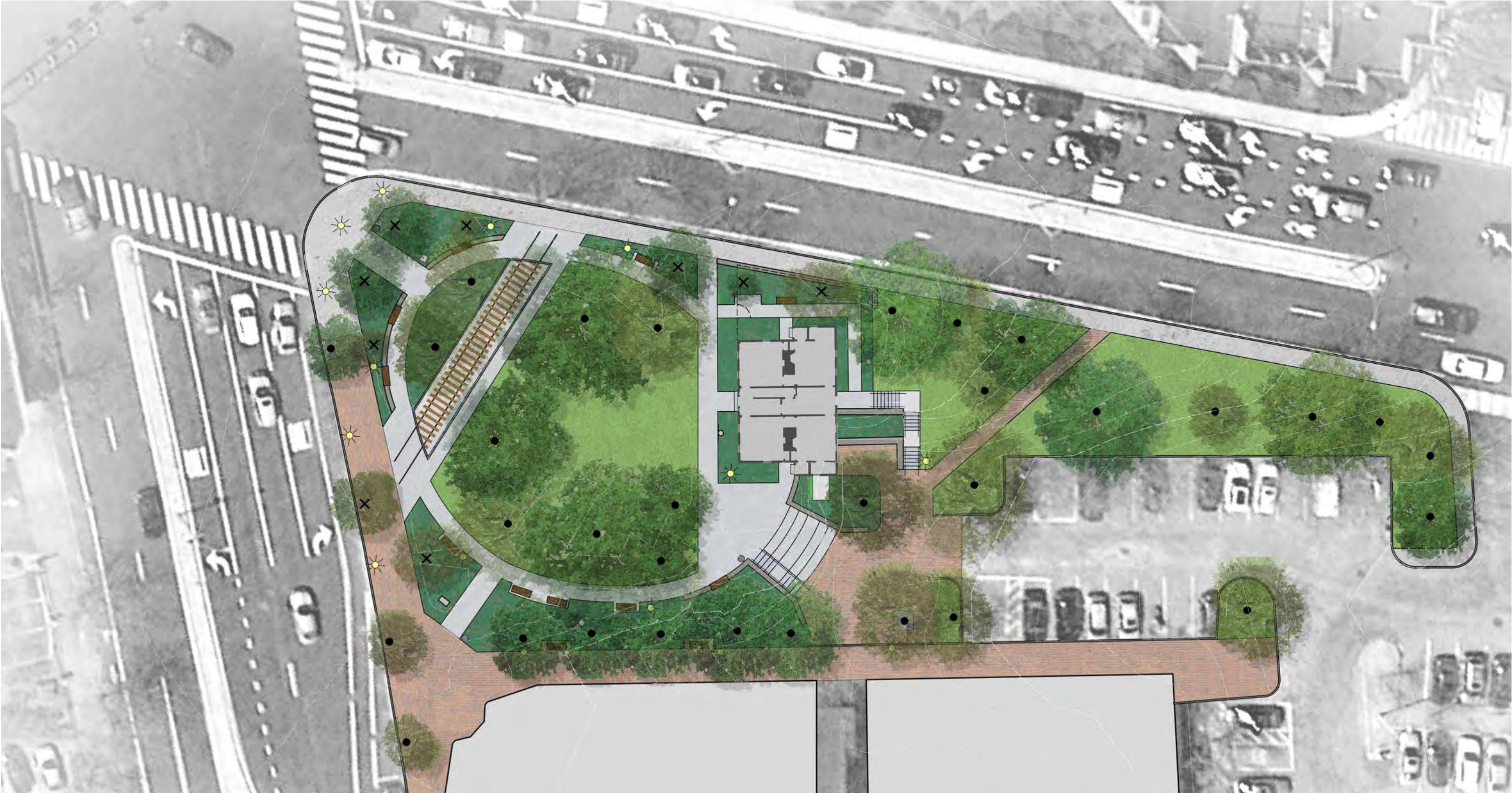


Open House

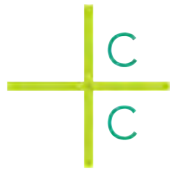


Design Day in the Park

Proposed Plan



Proposed Plan



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The proposed plan involves replacing the brick crossing paths with a oval walking path around the perimeter. The grade along the southeast side of the park (adjacent to Old Mystic Street) would be regraded to extend the flat upper lawn area and to rationalize the slope, and a number of new benches would be placed around the perimeter path. The area outside this perimeter path would be planted with a combination of ground covers, shrubs, and new trees.

The plan proposes a new accesible path adjacent to the railroad tracks, combined with a raised granite curb, engraved with historic and interperative information. The center segment of the railroad tracks, currently covered by a brick path, would be uncovered, while

segments of the railroad track at either end would be covered to allow for circulation around the perimeter. A new planting bed, incorporating two existing Norway maples, would be added adjacent to the tracks.

On the southeast side of the house, where the grade change is the most dramatic, we are proposing a set of ampitheater-style steps, linking two paved public spaces: an upper plaza adjacent to the house, and a lower plaza area where there is currently a right-of-way. This space would need to remain passable for cars, at least some of the time, so it would remain connected to the existing parking lot with either a short ramp or a mountable curb

The area along the northwest side of the Cutter House would be regraded to allow for an accessible sloped path to the rear door. This would require the creation of a low retaining wall along the edge of the Mystic Street sidewalk. The area surrounding this path would be planted as a memorial garden.

Nine trees would be removed around the park, and nine new trees would be planted. We would also be adding new post lights, trash barrels, and benches throughout the park.



Proposed Section-Rail Corridor



Proposed Section-Old Mystic St

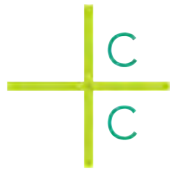


Proposed Section-Ampitheater Steps

Proposed Plan



Existing View

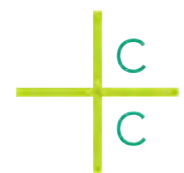


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Proposed View



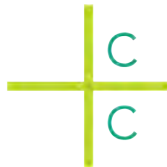
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Proposed Plan



Existing View

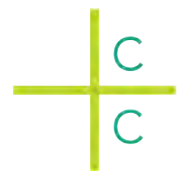


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Proposed View



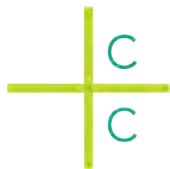
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Proposed Plan



Existing View

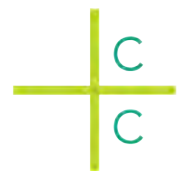


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Proposed View



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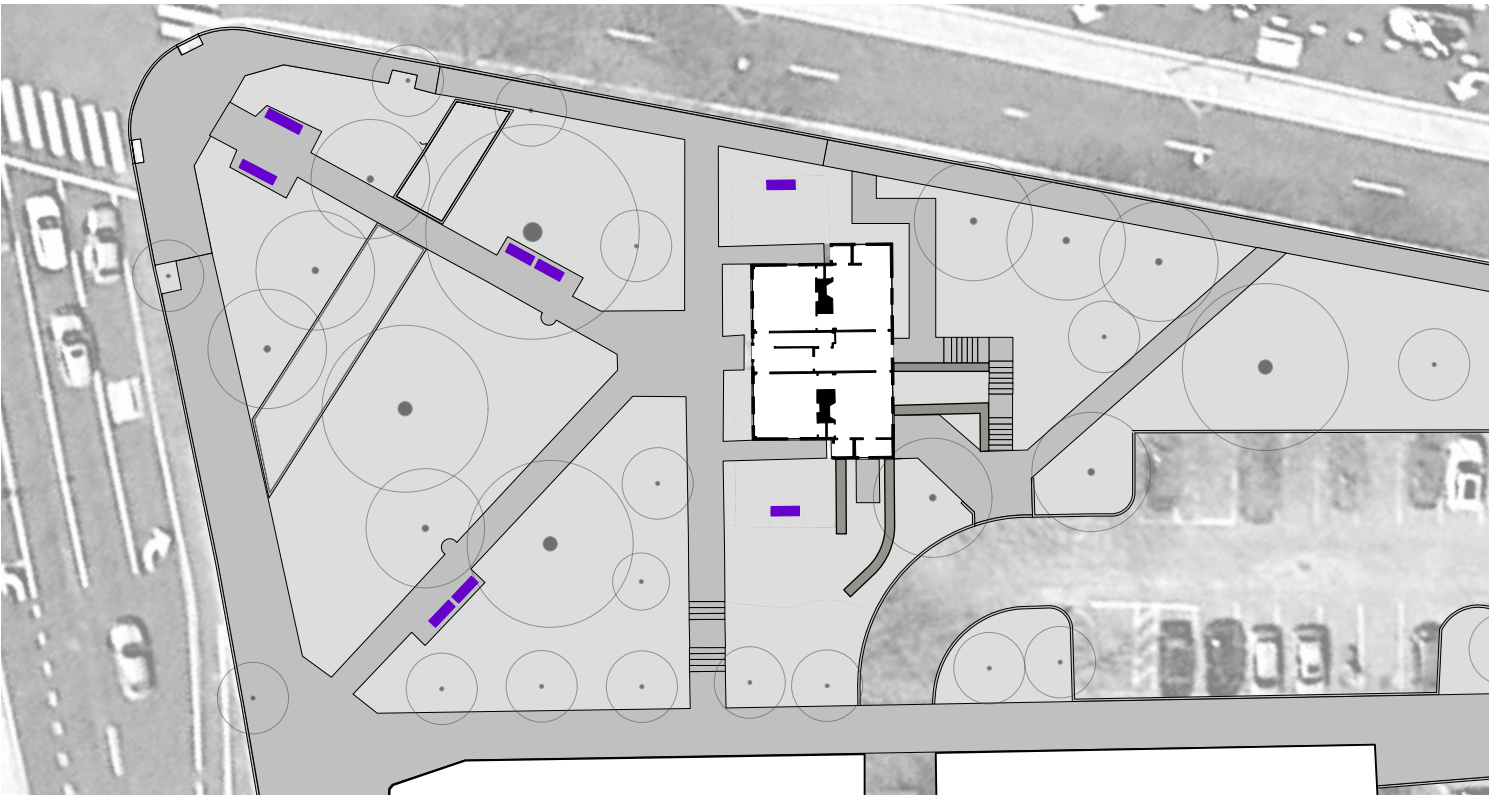
Proposed Plan

There are currently 8 wooden benches in the park located along the crossing paths and in the side gardens. Our plan proposes 8 new free-standing benches around the park perimeter along with three new seat walls with integral wooden benches. Additional movabale cafe tables or adirondack chairs could be placed in the central lawn for special events.

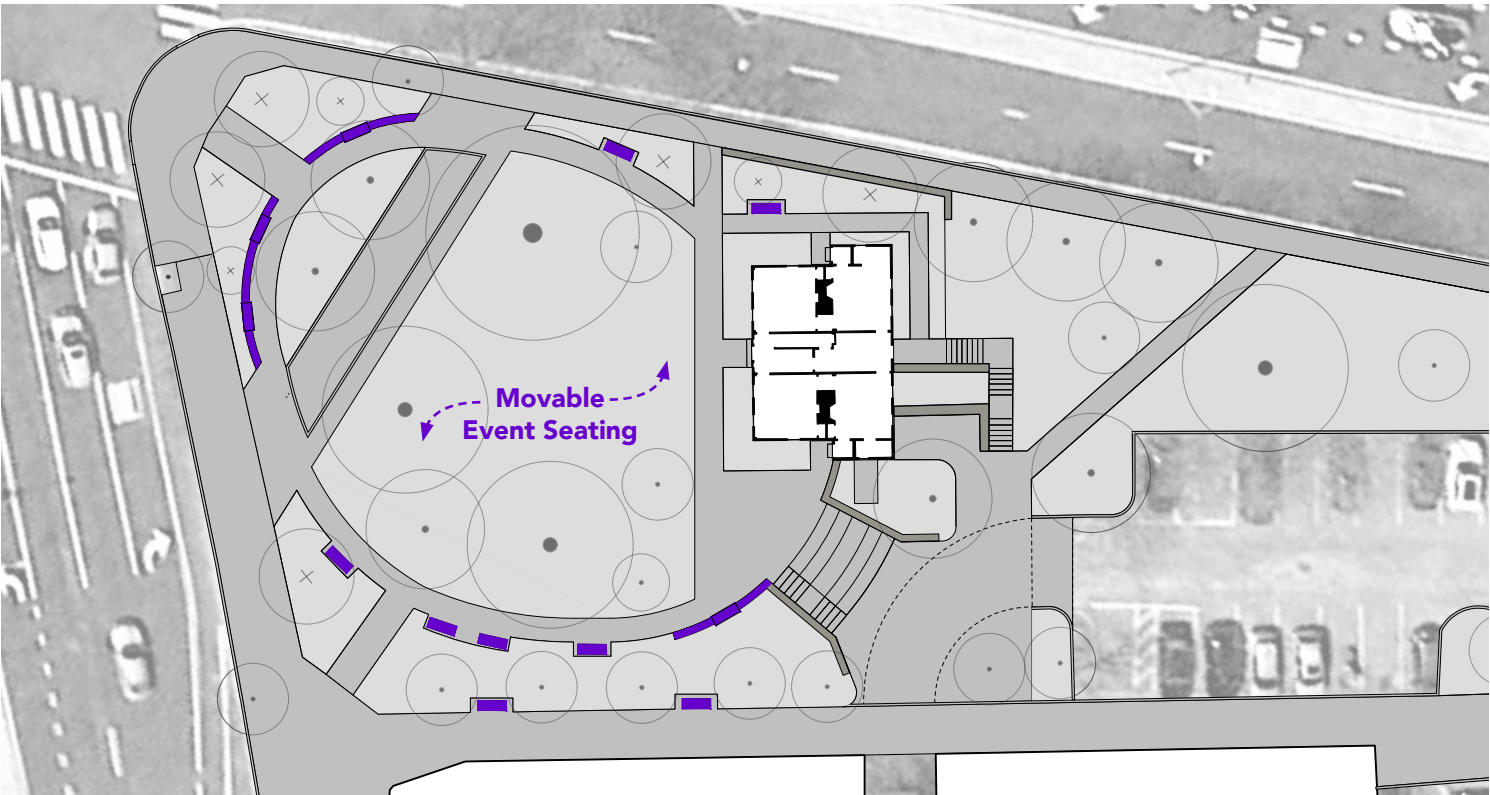


Precedent:
Landscape Forms Neoliviano Bench

Precedent:
Forms+Surfaces Knight Bench



Existing Seating



Proposed Seating

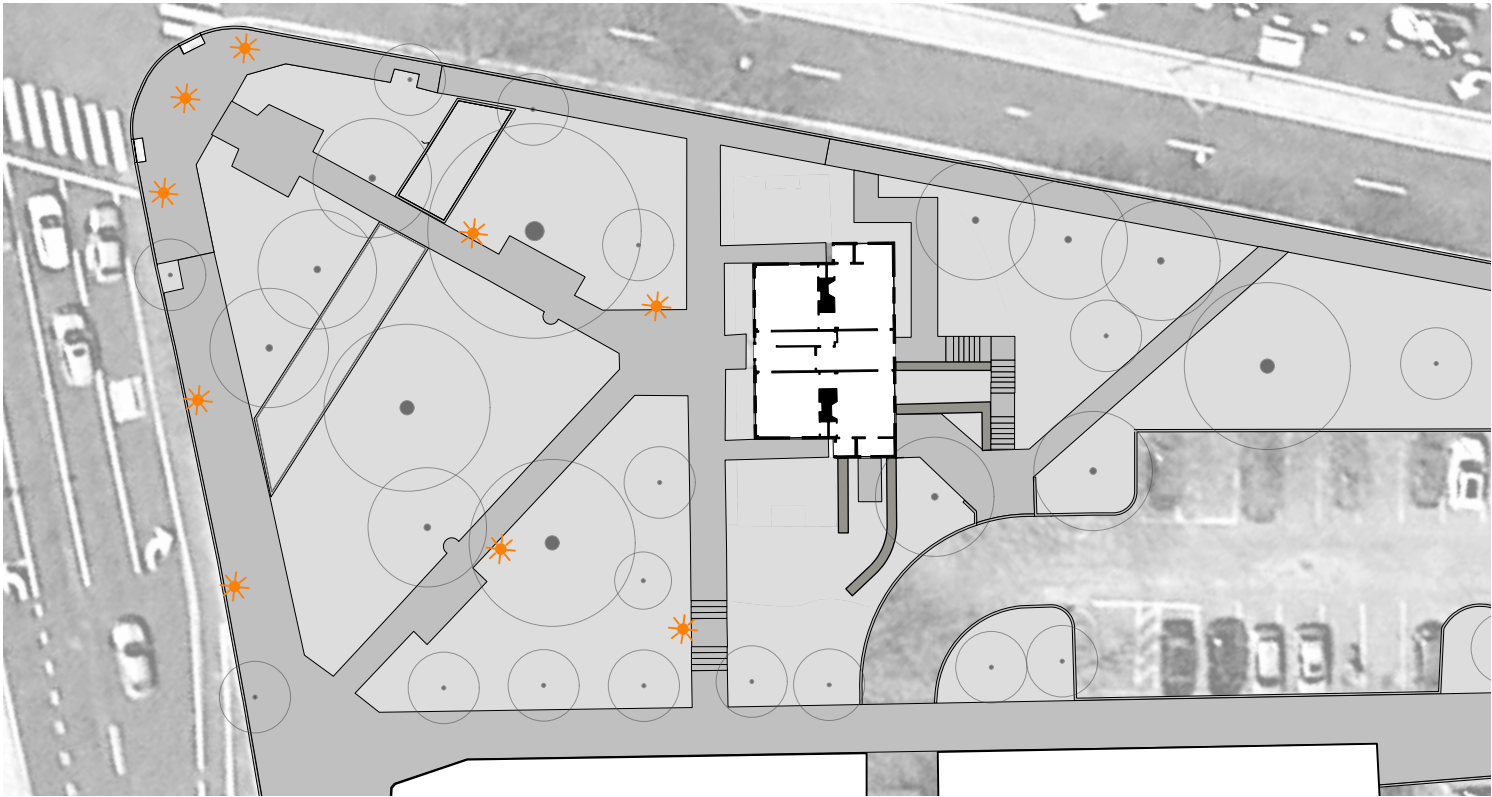
The park currently has four post lights located along crossing paths within the park. Our plan proposes six new lights along the perimeter path, as well as four lights along old Mystic Street and at the rear plaza. New lights would designed to reduce light pollution by reflecting light downwards, instead of shining out or upwards.



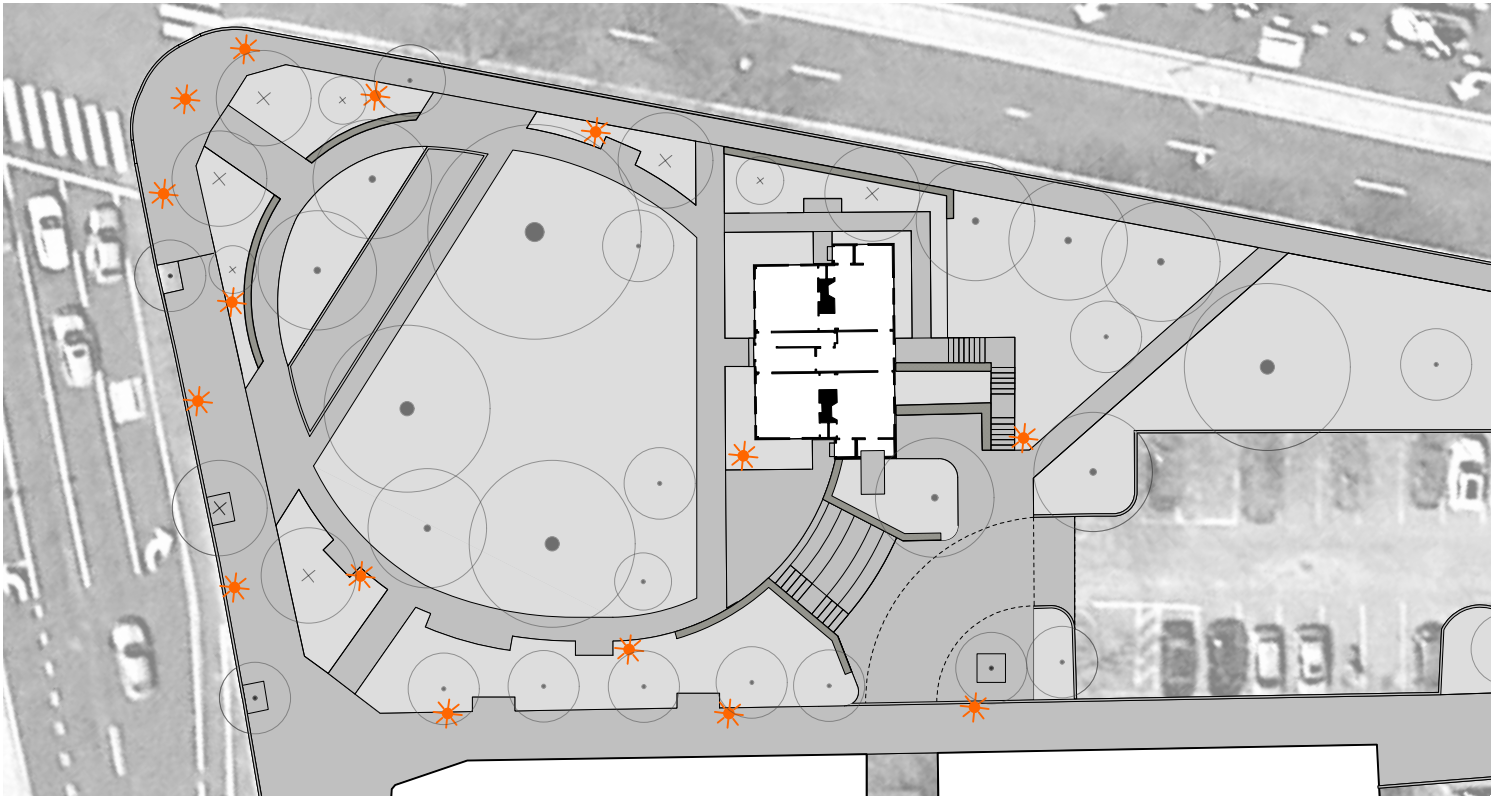
Precedent:
Sternberg Euro Post Light



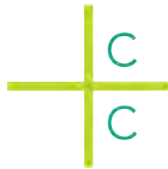
Precedent:
Sternberg Solana Post Light



Existing Lighting



Proposed Lighting



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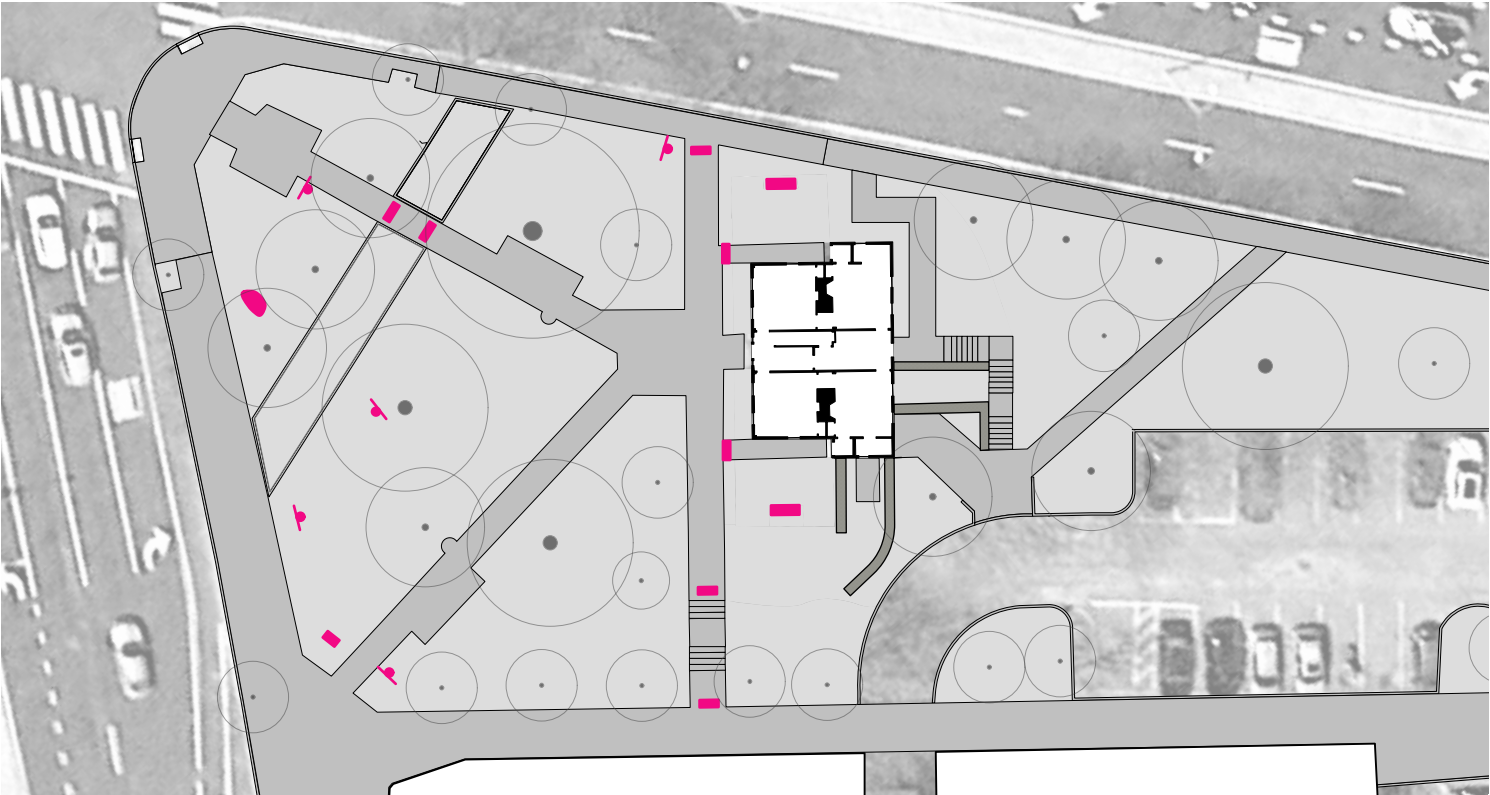
Proposed Plan

The park currently has a mixture of freestanding stone monuments, engraved stones set in pavement, and freestanding signs. Our plan proposes consolidating much of the interpretive signage into a single interpretive marker adjacent to the train tracks, while retaining the Samuel Whittemore stone in its current location.

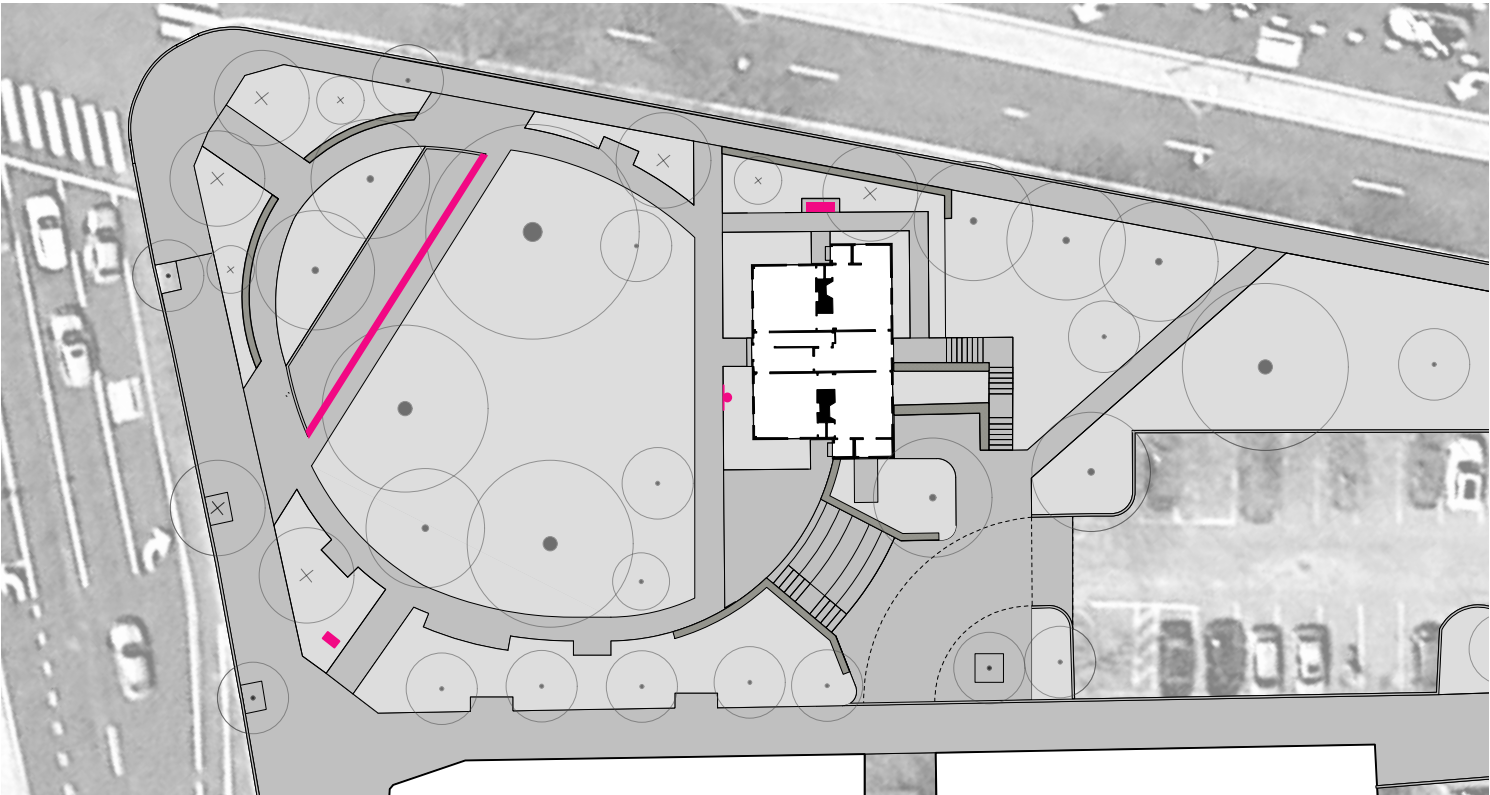


Precedent:
South Boston Maritime Park
Boston, MA

Precedent:
Korean War Veterans Memorial
Washington, DC

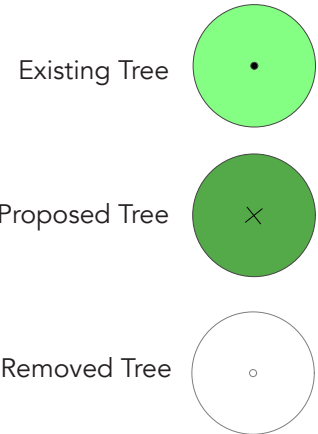


Existing Monuments/Signage



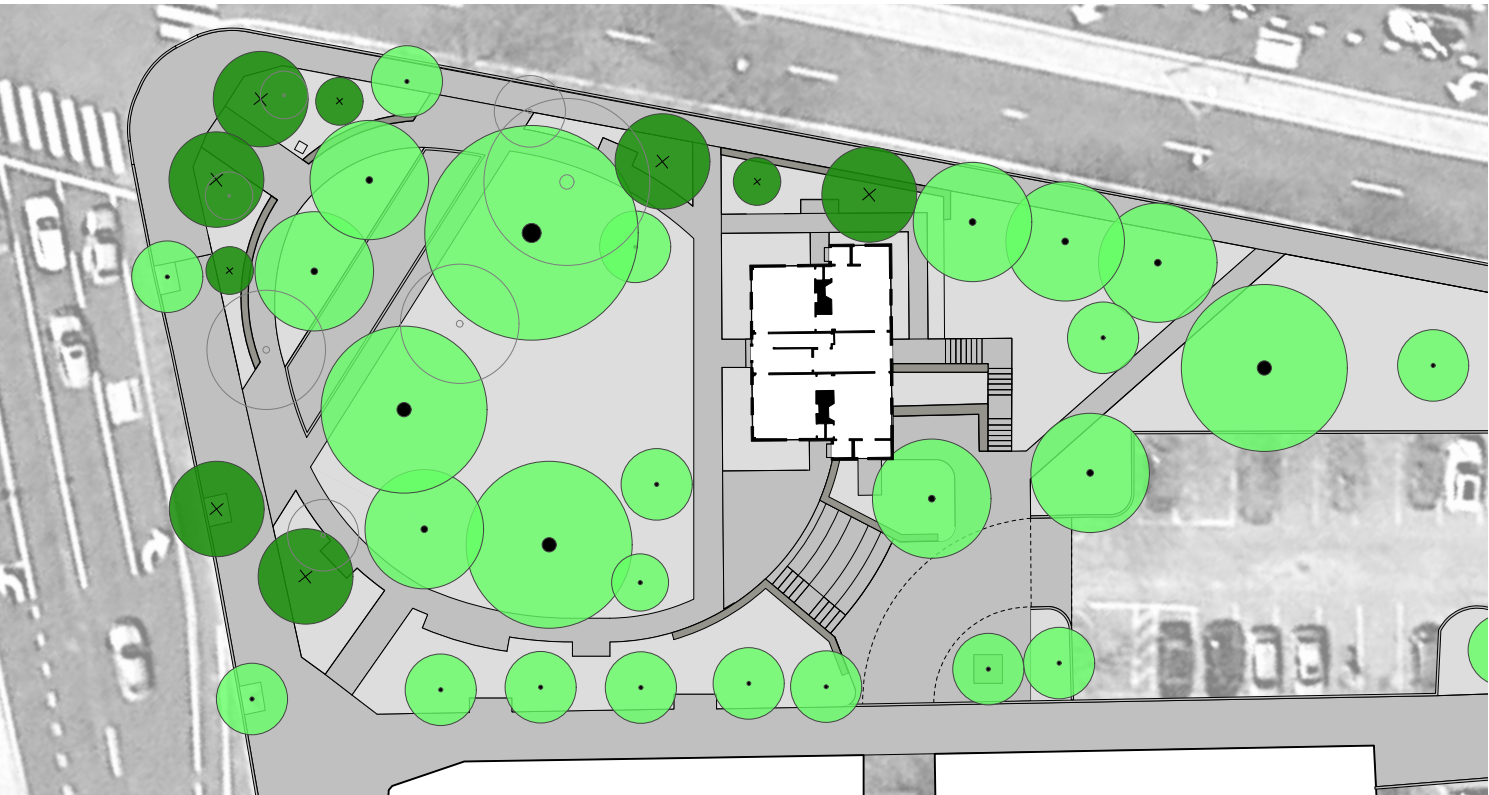
Proposed Monuments/Signage

The park currently has a number of large, healthy canopy trees, as well as several damaged or over-mature trees, particularly along the rail tracks. Five of these trees have been slated for removal by the Arlington Tree Warden (one has been removed), and our plan calls for the removal of an additional two. We would then plant six new canopy trees and three new understory trees, all of New England native species well adapted to urban environments.



Existing Canopy

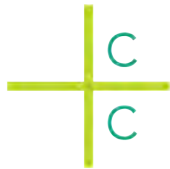
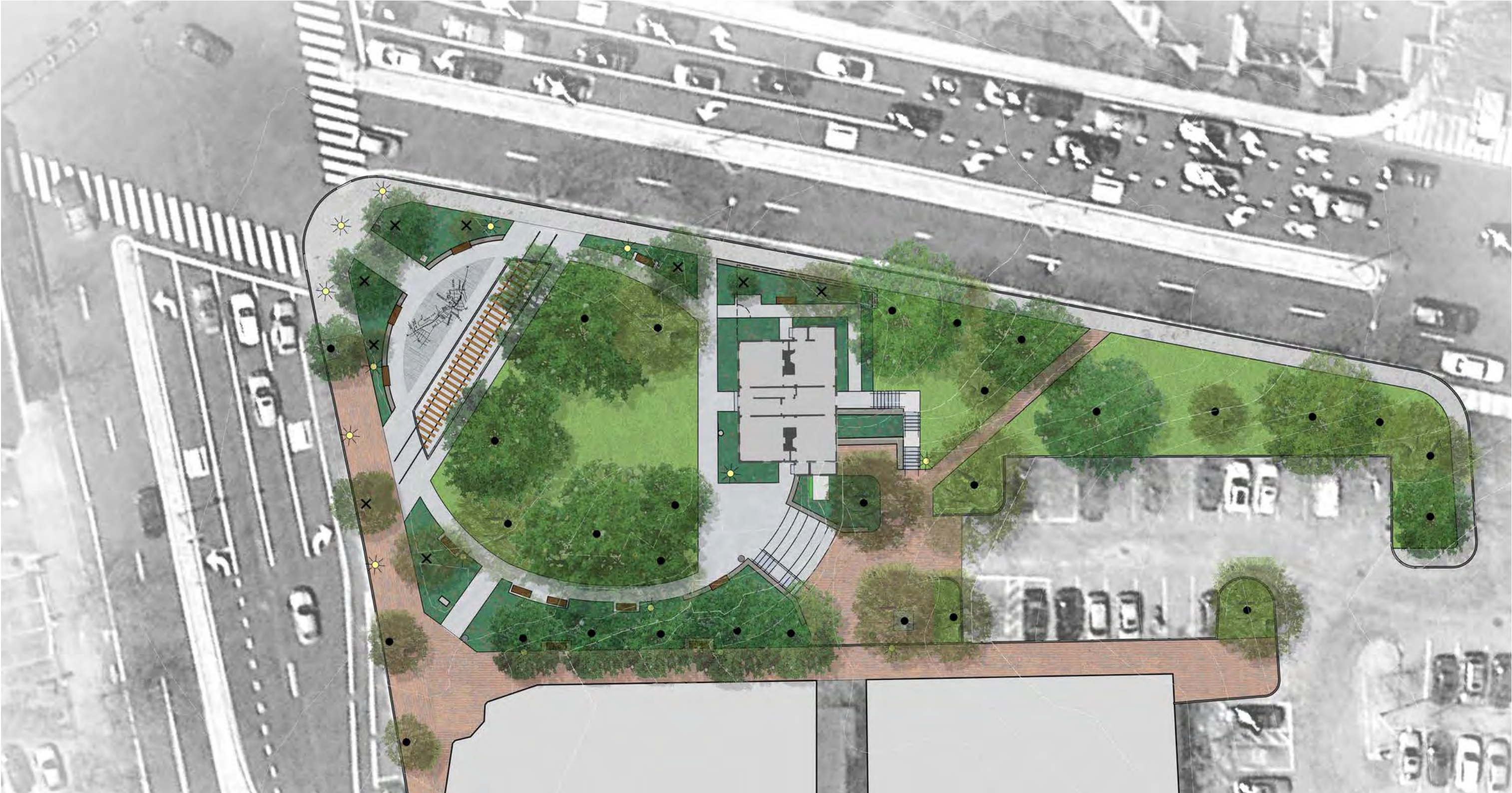
Potential Canopy Species:
Tulip Poplar
Liriodendron tulipifera



Proposed Canopy

Potential Understory Species:
Shadbush
Amelanchier canadensis

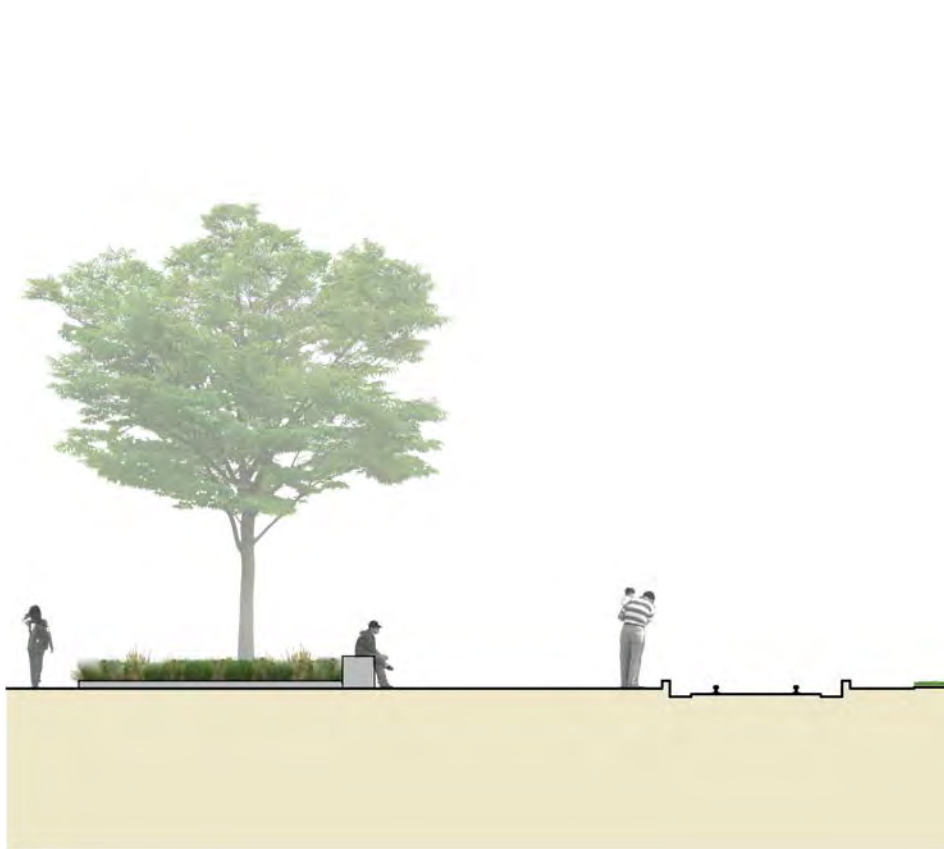
Proposed Plan-Variant



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A variant to the proposed plan eliminates two additional trees on the Mass Ave side of the train tracks, and replaces their planting bed with a new pedestrian plaza. Instead of a raised curb engraved with historic information, this plaza would feature engraving directly in the plaza pavement, potentially including historic maps, timelines, or other information.



Proposed Section-Rail Corridor

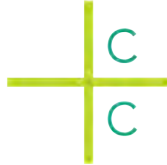


Proposed Section-Old Mystic St



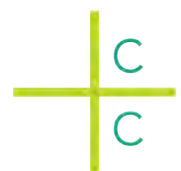
Proposed Section-Ampitheater Steps

Proposed Plan-Variant



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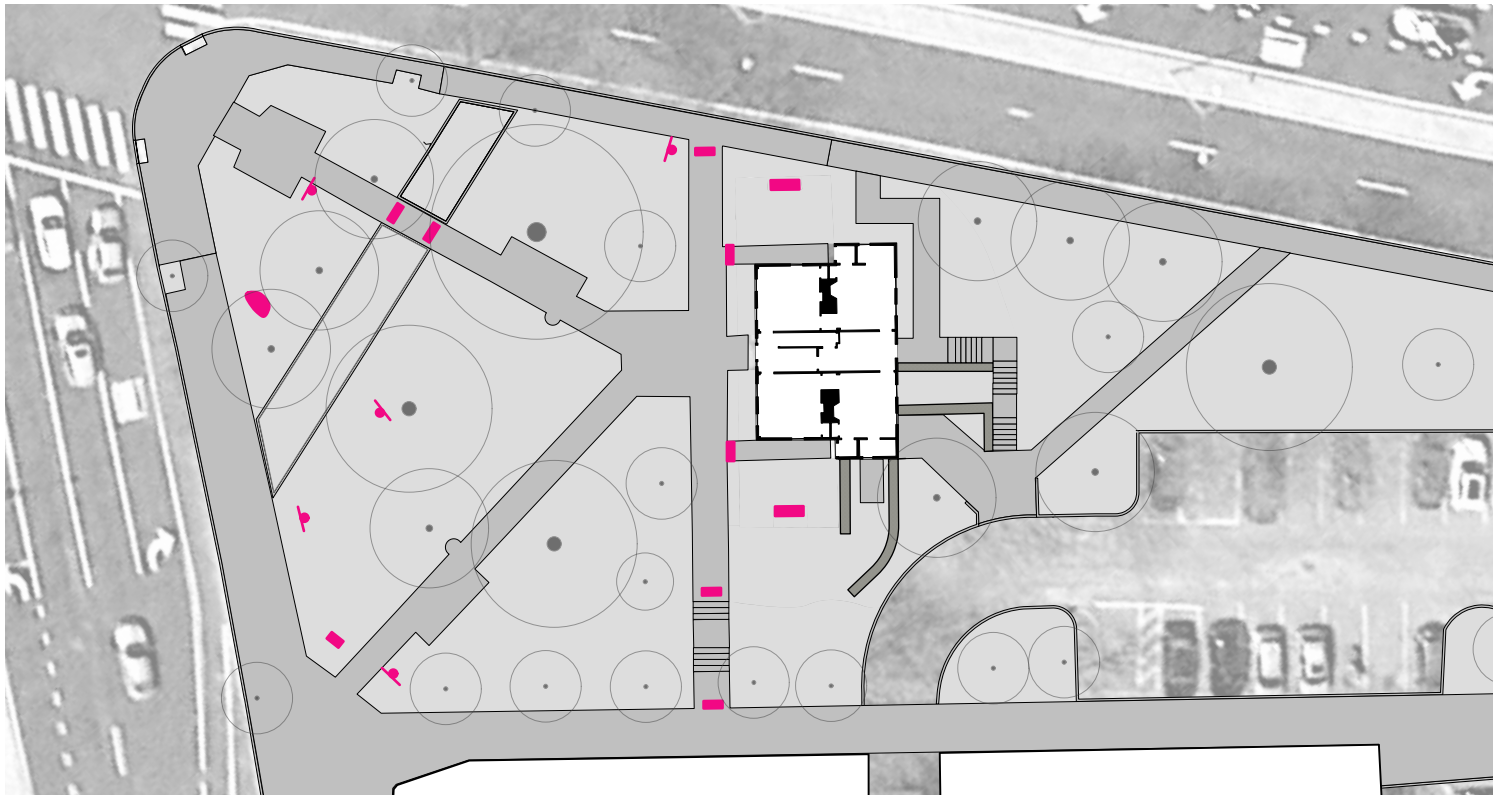
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Proposed Plan-Variant

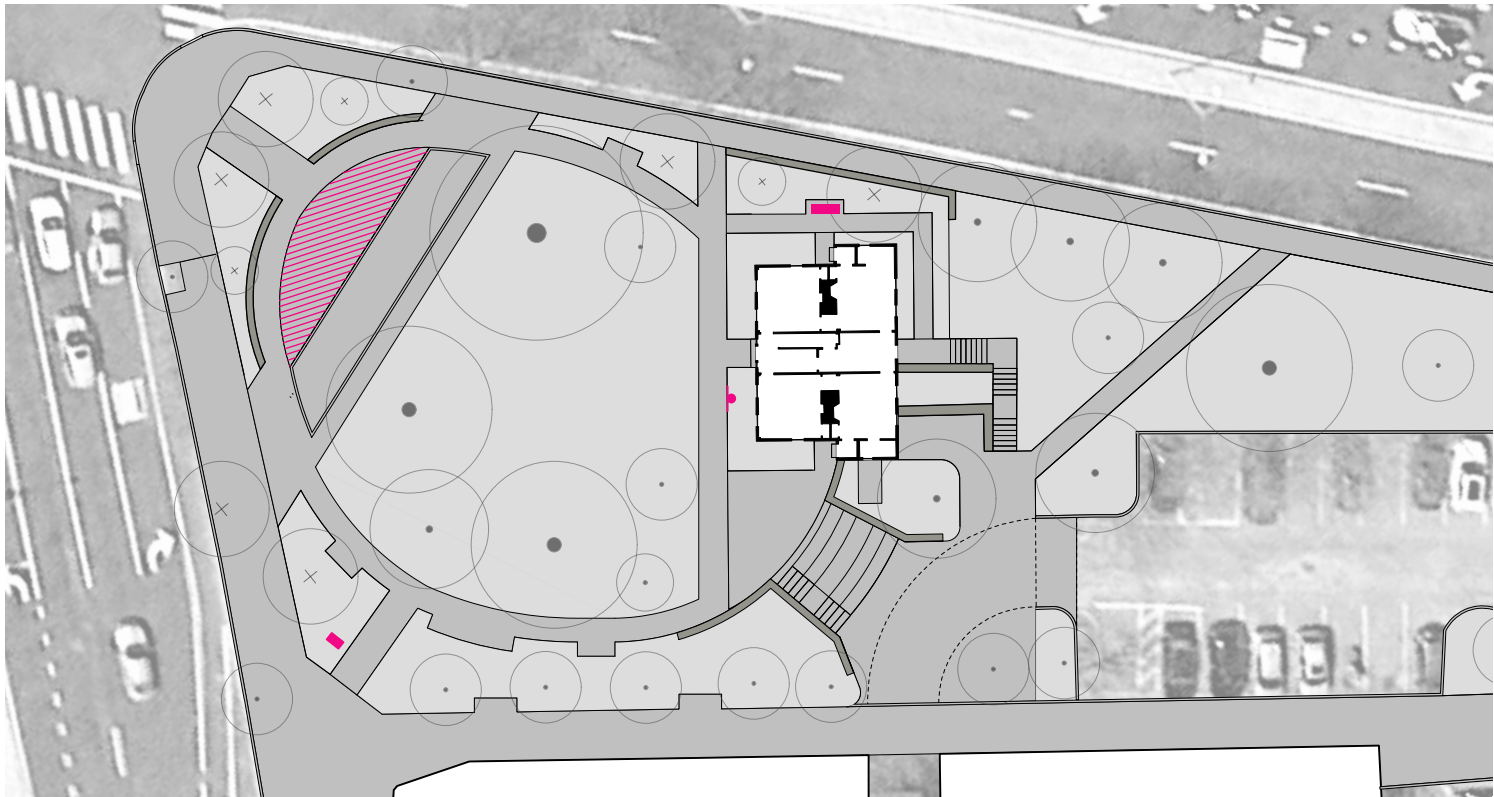
The new interpretive plaza would focus specifically on the historic development of Arlington and its rail history, and could potentially include a map of historic Arlington center, or a timeline of its development.



Precedent:
National Aquarium
Baltimore, MD

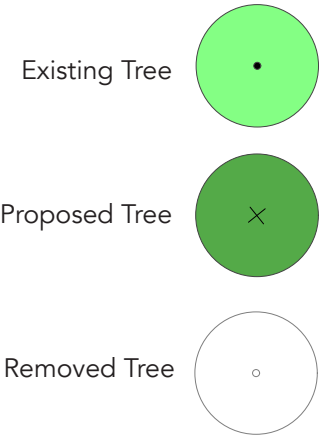


Existing Monuments/Signage



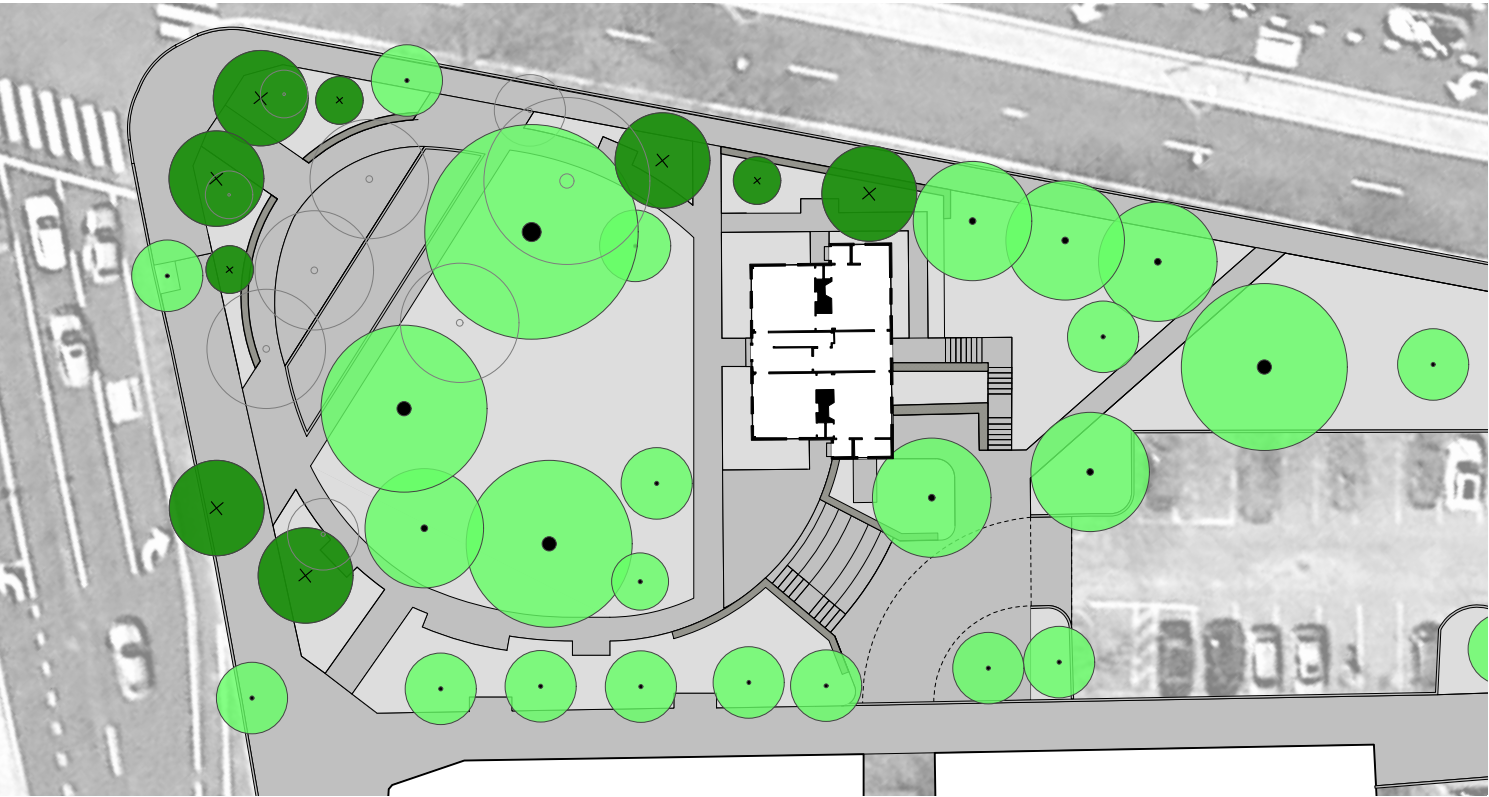
Proposed Monuments/Signage

Establishing the interpretive plaza would require removing an additional two Norway maples. To prevent overcrowding, no additional new trees would be planted, compared with the primary proposed plan.



Existing Canopy

Potential Canopy Species:
Tulip Poplar
Liriodendron tulipifera



Proposed Canopy

Potential Understory Species:
Shadbush
Amelanchier canadensis

Project Phasing and Construction Schedule

The proposed renovations to Whittemore Park could be executed all at once, or the project could be broken down into three distinct phases. Doing so would extend the duration of construction and add somewhat to the overall cost, but would allow portions of the park to remain open during construction and permit renovations to proceed as partial funding becomes available.

The first phase would include renovations to the portion of the park in front of the Jefferson Cutter House, including the creation of a circuit path, removal of trees and new planting, renovations to the rail corridor, and improvements to the central lawn.



Existing Conditions



Phase 1



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The second phase would include creating a new accessible path to the rear door of the Jefferson Cutter House, as well as improvements to the rear stairway. The existing side garden would be removed and would be replaced by a new garden, including a new granite retaining wall and wooden board fence.

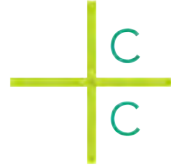


Phase 2

The third phase includes the creation of a small gathering space at the side of the Jefferson Cutter House, new amphitheater-style steps, and the conversion of a portion of the existing right-of-way into a new pedestrian plaza.



Phase 3



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Cost Estimate-Summary

Site Prep and Building Costs	Phase 1			\$404,517.00
	Phase 2			\$124,272.00
	Phase 3			\$424,269.00
				\$953,058.00
Markups	Design Contingency	14%		\$133,428.12
	General Conditions	LS		\$164,200.00
	Building Permit	1%		\$12,506.86
	Escalation to Mid-Point	4.90%		\$61,896.46
	Contractor's GC Fee	5%		\$66,254.47
				\$1,391,343.91
Markups	Construction Contingency	5%		\$69,567.20
Total				\$1,460,911.10

	Item	Quantity	Unit	Unit Price	Cost
Add Alt 01: Interpretive Plaza	Less Planting Bed	-557	SF	\$10.00	\$(5,570.00)
	Concrete Unit Pavers	557	SF	\$45.00	\$25,065.00
	Remove Trees	2	EA	\$950.00	\$1,900.00
	Grind Stumps	2	EA	\$600.00	\$1,200.00
	Markups and Contingencies			60%	\$13,557.00
					\$36,152.00
Add Alt 02: Stone Seat Wall	Less Concrete Seat Wall	-60	LF	\$690.00	\$(41,400.00)
	Granite Seat Wall	60	LF	\$970.00	\$58,200.00
	Markups and Contingencies			60%	\$10,080.00
					\$26,880.00
Add Alt 03: Stone Retaining Wall	Less Concrete Retaining Wall	-85	LF	\$750.00	\$(63,750.00)
	Granite Seat Wall	85	LF	\$1,140.00	\$96,900.00
	Markups and Contingencies			60%	\$19,890.00
					\$53,040.00
Add Alt 04: Phased Construction	Premium for Phased Construction	1	LS	\$142,958.70	\$142,958.70
	Markups and Contingencies			60%	\$85,775.22
					\$228,733.92



Proposed Plan



Plan Variant



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Phase 1 Costs

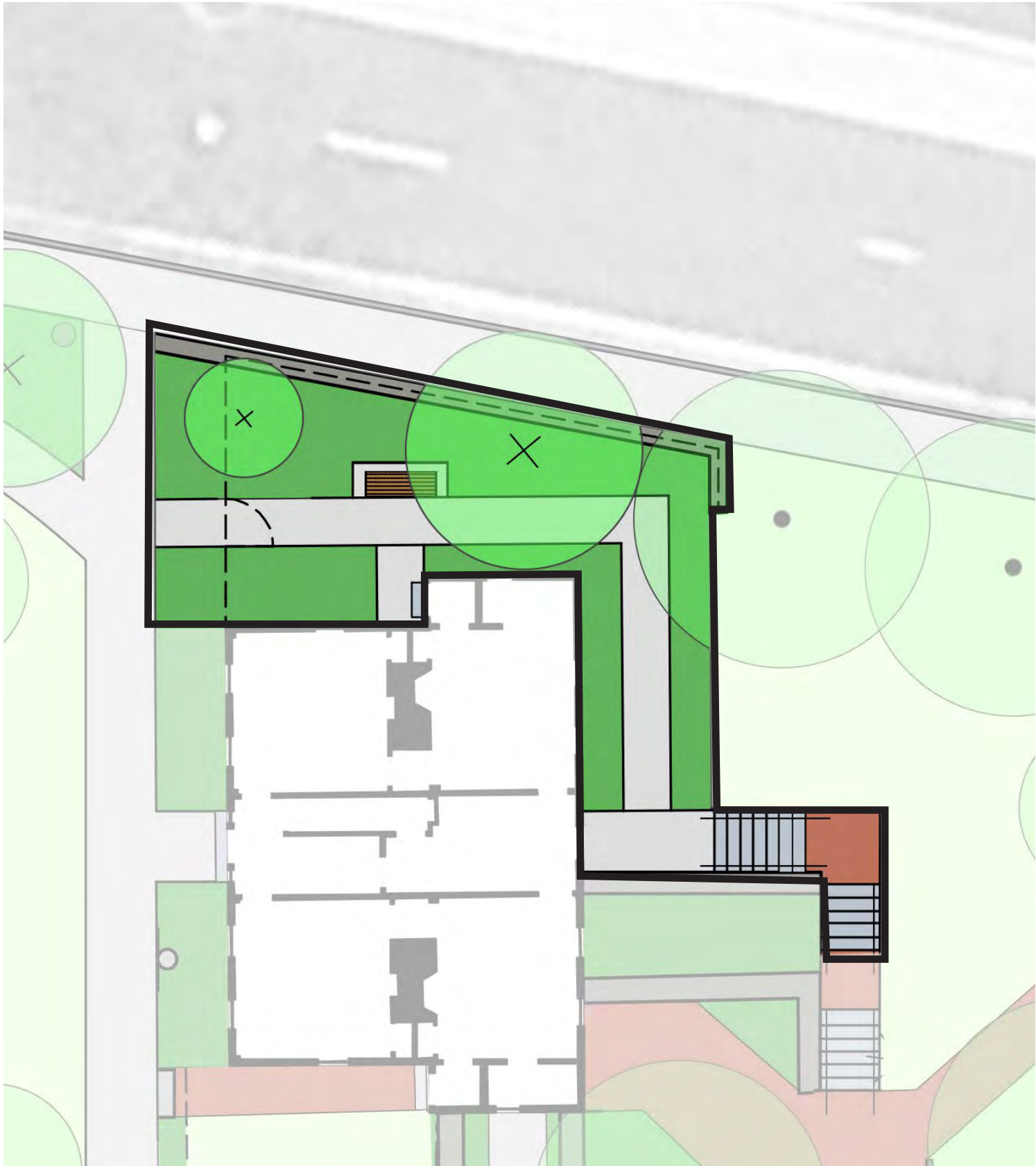
	Item	Quantity	Unit	Unit Price	Cost	% of Total
Site Prep and Demolition	Strip and Stockpile front Lawn	9,105	SF	\$2.00	\$18,210.00	
	Remove Brick Paths in Front Lawn	2,644	SF	\$10.00	\$26,440.00	
	Remove Granite Curb around Tracks	216	LF	\$25.00	\$5,400.00	
	Remove Granite Post and Steel Rail Fence	374	LF	\$10.00	\$3,740.00	
	Remove Wood Picket Fence	130	LF	\$10.00	\$1,300.00	
	Remove Trees	6	EA	\$800.00	\$4,800.00	
	Grind Stumps	6	EA	\$600.00	\$3,600.00	
	Remove Bench	6	EA	\$150.00	\$900.00	
	Remove Trash Barrel	4	EA	\$100.00	\$400.00	
	Remove Post Light	4	EA	\$800.00	\$3,200.00	
	Remove Wood Signs	5	EA	\$100.00	\$500.00	
	Remove Electrical Box	1	EA	\$800.00	\$800.00	
	Remove and Salvage Memorial Boulder	1	EA	\$3,800.00	\$3,800.00	
	Tree Work: Pruning and Root Invigoration	1	LS	\$15,790.00	\$15,790.00	
	Tree Protection	1	LS	\$3,000.00	\$3,000.00	
	Rough Grading	180	CY	\$35.00	\$6,300.00	
	Temporary Barriers and Protection	1	LS	\$11,500.00	\$11,500.00	
					\$109,680.00	11.51%
New Work	Restore Segment of Rail Corridor	1	LS	\$10,000.00	\$10,000.00	
	Replace Wooden Rail Ties	3	EA	\$900.00	\$2,700.00	
	Replace Ballast with Stone Dust	658	SF	\$7.00	\$4,606.00	
	Prep Planting Beds	2962	SF	\$2.00	\$5,924.00	
	Exposed Aggregate Concrete Path	3039	SF	\$12.00	\$36,468.00	
	Concrete Seat Wall	60	LF	\$690.00	\$41,400.00	
	Granite Curb	153	LF	\$38.00	\$5,814.00	
	Wall-top Bench	3	EA	\$1,800.00	\$5,400.00	
	Free-Standing Bench	6	EA	\$1,900.00	\$11,400.00	
	Trash Barrel	3	EA	\$900.00	\$2,700.00	
	Post Light	7	EA	\$3,800.00	\$26,600.00	
	Flood Light	2	EA	\$1,350.00	\$2,700.00	
	Conduit and Wiring for Post Lights	840	LF	\$38.00	\$31,920.00	
	Temporary Barriers and Protection	1	LS	\$20,400.00	\$20,400.00	
					\$208,032.00	21.83%
Planting	Sod	5691	SF	\$3.00	\$17,073.00	
	Groundcover, 4" Pot	1,834	EA	\$8.00	\$14,672.00	
	Shrubs, 3' Height	112	EA	\$60.00	\$6,720.00	
	Tree, 4" Caliper	5	EA	\$1,900.00	\$9,500.00	
	Understory Tree, 12-15' High	2	EA	\$1,800.00	\$3,600.00	
	Soil for Sod	152	CY	\$60.00	\$9,120.00	
	Soil for Groundcover	37	CY	\$60.00	\$2,220.00	
	Soil for Shrubs	224	CY	\$75.00	\$16,800.00	
	Soil for Trees	28	CY	\$75.00	\$2,100.00	
	Irrigation Expansion/Modification	1	LS	\$5,000.00	\$5,000.00	
					\$86,805.00	9.11%
Phase 1 Subtotal				\$404,517	42.44%	



Phase 1 Limit of Work

Phase 2 Costs

	Item	Quantity	Unit	Unit Price	Cost	% of Total
Site Prep and Demolition	Strip and Stockpile NW Garden	271	SF	\$2.00	\$542.00	
	Remove Brick Path	340	SF	\$15.00	\$5,100.00	
	Remove Shrubs	884	SF	\$3.00	\$2,652.00	
	Remove Stairs, Salvage Granite Steps	78	SF	\$150.00	\$11,700.00	
	Remove Bench	1	EA	\$150.00	\$150.00	
	Tree Protection	1	EA	\$200.00	\$200.00	
	Tree Work:Pruning and Root Invigoration	1	LS	\$1,315.00	\$1,315.00	
	Rough Grading	40	CY	\$35.00	\$1,400.00	
	Temporary Barriers and Protection	1	LS	\$5,100.00	\$5,100.00	
					\$28,159.00	2.95%
New Work	Exposed Aggregate Concrete Path	344	SF	\$12.00	\$4,128.00	
	Prep Planting Beds	998	SF	\$2.00	\$1,996.00	
	Fence, 4' Wood Board	70	LF	\$150.00	\$10,500.00	
	Fence, Gate	1	EA	\$900.00	\$900.00	
	Granite Stairs	68	SF	\$300.00	\$20,400.00	
	Concrete Bedding for Granite Stair Work	1	LS	\$4,250.00	\$4,250.00	
	Handrail at Granite Stair	16	LF	\$190.00	\$3,040.00	
	Brick Landing	63	SF	\$65.00	\$4,095.00	
	Salvaged Granite Retaining Wall	55	LF	\$300.00	\$16,500.00	
	Free-Standing Bench	1	EA	\$1,900.00	\$1,900.00	
	Sign	1	EA	\$400.00	\$400.00	
	Temprary Barriers and Protection	1	LS	\$10,300.00	\$10,300.00	
					\$78,409.00	8.23%
Planting	Groundcover, 4" Pot	183	EA	\$8.00	\$1,464.00	
	Perennials	163	EA	\$30.00	\$4,890.00	
	Tree, 4" Caliper	1	EA	\$1,900.00	\$1,900.00	
	Understory Tree, 12-15' High	1	EA	\$1,800.00	\$1,800.00	
	Soil for Perennials	30	CY	\$75.00	\$2,250.00	
	Soil for Trees	8	CY	\$75.00	\$600.00	
	Irrigation Expansion/Modification	1	LS	\$4,800.00	\$4,800.00	
					\$17,704.00	1.86%
Phase 2 Subtotal					\$124,272	13.04%



Phase 2 Limit of Work



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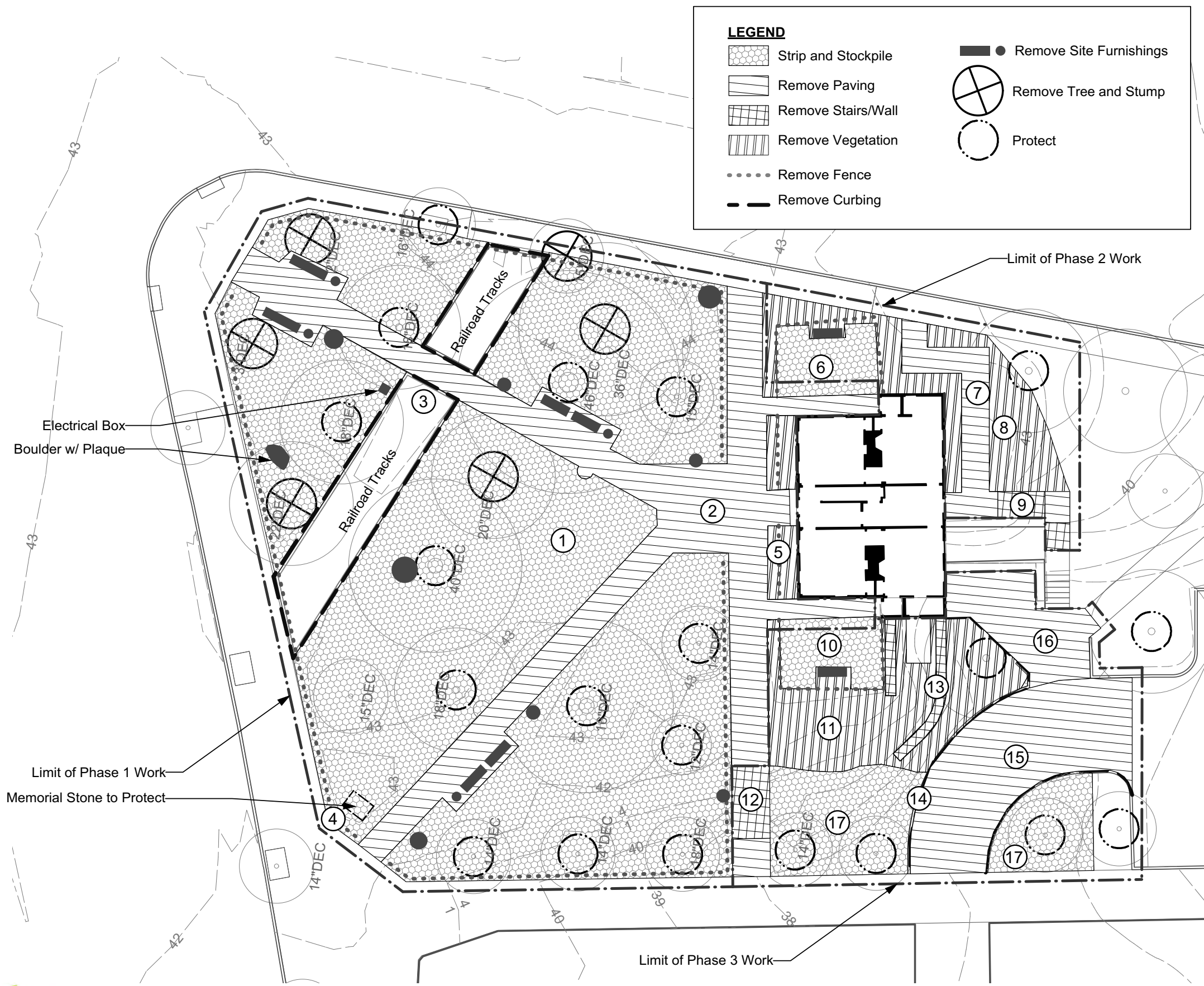
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Phase 3 Costs

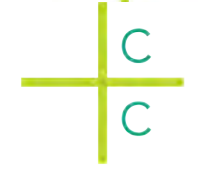
	Item	Quantity	Unit	Unit Price	Cost	% of Total
Site Prep and Demolition	Strip and Stockpile SE Garden	264	SF	\$2.00	\$528.00	
	Remove Perennials and Shrubs	928	SF	\$1.00	\$928.00	
	Remove Stairs, Salvage Granite Steps	111	SF	\$50.00	\$5,550.00	
	Remove Field Stone Retaining Wall	96	SF	\$50.00	\$4,800.00	
	Remove Granite Curb	116	LF	\$20.00	\$2,320.00	
	Remove Asphalt Paving	976	SF	\$5.00	\$4,880.00	
	Remove Brick Paving	416	SF	\$10.00	\$4,160.00	
	Strip and Stockpile SE of House	624	SF	\$2.00	\$1,248.00	
	Tree Protection	1	LS	\$1,500.00	\$1,500.00	
	Tree Work:Pruning and Root Invigoration	1	LS	\$7,895.00	\$7,895.00	
	Rough Grading	175	CY	\$35.00	\$6,125.00	
	Temporary Barriers and Protection	1	LS	\$4,900.00	\$4,900.00	
					\$44,834.00	4.70%
New Work	Concrete Unit Pavers					
	Concrete Ampitheater Steps	443	SF	\$55.00	\$24,365.00	
	Granite Stairs	306	SF	\$250.00	\$76,500.00	
	Handrails and Granite Stairs	95	SF	\$150.00	\$14,250.00	
	Brick Paving on Asphalt	80	LF	\$190.00	\$15,200.00	
	Prep Planting Bed	1700	SF	\$55.00	\$93,500.00	
	Flush Granite Curb	902	SF	\$2.00	\$1,804.00	
	Brick Car Ramp on Asphalt	15	LF	\$38.00	\$570.00	
	Concrete Retaining Wall	165	SF	\$70.00	\$11,550.00	
	Wall-Mount Bench	85	LF	\$750.00	\$63,750.00	
	Free-Standing Bench	1	EA	\$1,800.00	\$1,800.00	
	Trash Barrel	1	EA	\$1,900.00	\$1,900.00	
	Tree Grate	2	EA	\$900.00	\$1,800.00	
	Post Light	1	EA	\$3,800.00	\$3,800.00	
	Conduit and Wiring for Post Lights	3	EA	\$3,800.00	\$11,400.00	
	Temprary Barriers and Protection	360	LF	\$38.00	\$13,680.00	
		1	LS	\$27,400.00	\$27,400.00	
					\$363,269.00	38.12%
Planting	Sod					
	Groundcover, 4" Pot	152	SF	\$3.00	\$456.00	
	Shrubs	545	EA	\$8.00	\$4,360.00	
	Soil for Sod	29	EA	\$60.00	\$1,740.00	
	Soil for Groundcover	5	CY	\$60.00	\$300.00	
	Soil for Shrubs	11	CY	\$60.00	\$660.00	
	Irrigation Expansion/Modification	58	CY	\$75.00	\$4,350.00	
		1	LS	\$4,300.00	\$4,300.00	
					\$16,166.00	1.70%
Phase 3 Subtotal				\$424,269	44.52%	



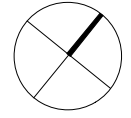
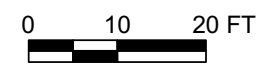
Phase 3 Limit of Work



- PHASE 1**
- ① Strip and stockpile front lawn (9,105 SF)
 - ② Remove brick paths in front lawn (2,644 SF)
 - ③ Remove granite curb around train tracks (216 LF)
 - ④ Remove granite post and steel rail fence (374 LF/ 54 posts. Posts approx. 1'x1'x3' high above grade.)
 - ⑤ Remove wood picket fence (130 LF)
- Remove 6 trees and grind stumps
 - Remove 6 wood slat, metal-framed park benches
 - Remove 4 trash barrels
 - Remove 4 post lights
 - Remove 5 freestanding wood signs
 - Relocate electrical box within park
 - Remove large boulder w/ memorial plaque and salvage for reuse
 - Protect granite memorial stone
 - Protect 12 trees
- PHASE 2**
- ⑥ Strip and stockpile northwest garden (271 SF)
 - ⑦ Remove side brick path (340 SF)
 - ⑧ Remove shrubs to northwest of house (884 SF)
 - ⑨ Remove stairs and handrails and salvage granite treads (78 SF)
- Remove 1 wood slat, metal-framed park bench
 - Protect 1 tree
- PHASE 3**
- ⑩ Strip and stockpile southeast side garden (264 SF)
 - ⑪ Remove perennials and medium-sized shrubs from planting beds southeast of house (928 SF)
 - ⑫ Remove stairs and handrails and salvage granite treads (111 SF)
 - ⑬ Remove field stone retaining walls (96 SF)
 - ⑭ Remove granite curb (116 LF)
 - ⑮ Remove asphalt paving (976 SF)
 - ⑯ Remove brick paving (416 SF)
 - ⑰ Strip and stockpile southeast of house (624 SF)
- Protect 6 trees



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PHASE 1

- ① Improvements to historic rail corridor:
 - Restore segment previously buried under brick crossing path
 - Pour concrete path at ends of rail corridor flush with top of tracks.
 - Replace 3 missing wooden rail ties
 - Replace stone ballast with stabilized stone dust (658 SF)
- ② Prep 6 new planting beds (2,962 SF)
- ③ Exposed aggregate concrete path (3,039 SF)
- ④ Concrete seatwall (60 LF, 18" width, 20" height)
- ⑤ 6" granite curb (153 LF)

MISCELLANEOUS:

- 3 wooden wall-top benches
- 6 freestanding wooden benches
- 3 trash barrels
- 7 new post lights (12' tall)

PHASE 2

- ⑥ New accessible exposed aggregate concrete path (344 SF)
- ⑦ Prep new planting beds (998 SF)
- ⑧ 4' Wood flat board fence with gate (70 LF)
- ⑨ New granite stairs (68 SF) w/ handrails (16 LF)
- ⑩ Brick landing (63 SF)
- ⑪ Salvaged granite post to make retaining wall (55 LF, 12" width, 30x" height)

MISCELLANEOUS:

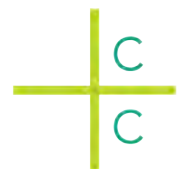
- 1 freestanding wooden bench
- 1 freestanding woden sign

PHASE 3

- ⑫ Concrete unit paver (443 SF)
- ⑬ Concrete amphitheater-style steps (306 SF)
- ⑭ New granite stairs w/ handrails (95 SF)
- ⑮ Wire-cut brick paving on asphalt (1,700 SF)
- ⑯ Prep new planting bed (902 SF)
- ⑰ Flush granite curb (15 LF)
- ⑱ Wire-cut brick car ramp on asphalt (165 SF)
- ⑲ Concrete retaining walls (85 LF, 18" width, 20" height)

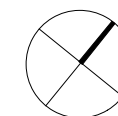
MISCELLANEOUS:

- 1 freestanding wooden bench
- 1 wall-mounted wooden bench
- 3 new post lights (12' tall)
- 2 trash barrels
- 1 tree grate

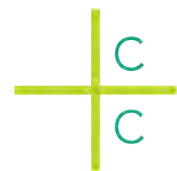
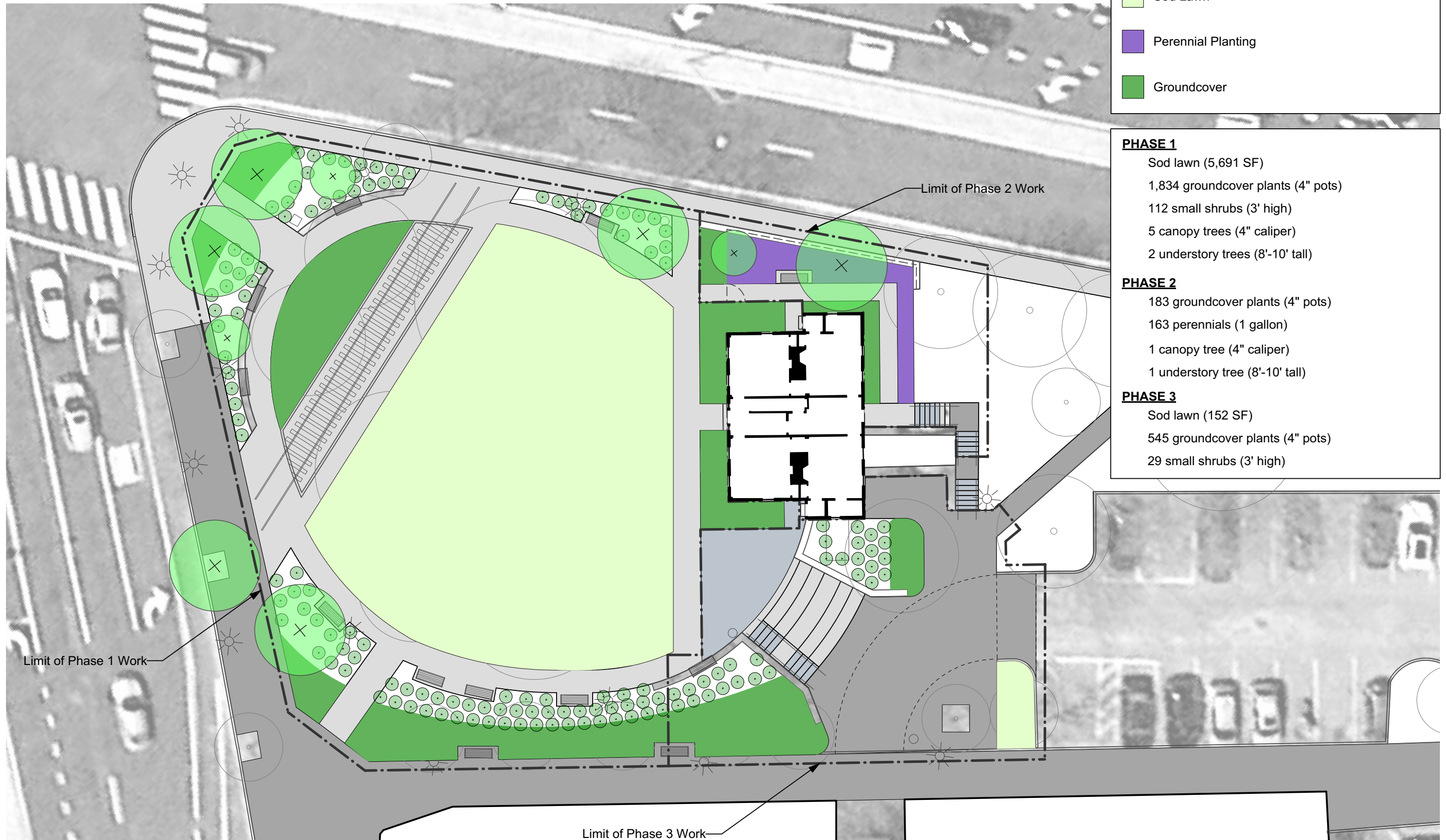


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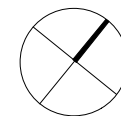


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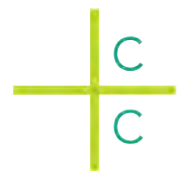
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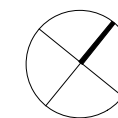
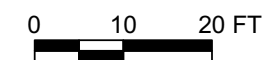
ADD ALT 1: NEW PLAZA
 Same as proposed plan, EXCEPT:
PHASE 1
 ① LESS 557 SF Planting bed and
 ADD 557 SF Concrete unit paver
 ② Remove 2 additional trees and grind stumps

ADD ALT 2: GRANITE SEAT WALL
 Same as proposed plan, EXCEPT:
PHASE 1
 ③ Replace concrete seat walls with granite seat walls of same dimensions (60 LF, 18" width, 20" height)

ADD ALT 3: GRANITE RETAINING WALL
 Same as proposed plan, EXCEPT:
PHASE 3
 ④ Replace concrete retaining wall with granite retaining wall of same dimensions (85 LF, 18" width, 20" height)



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